



# City Council Agenda Item Summary Report

**Meeting Date:** May 1, 2018

**Submitted by:** Jon Thatcher, City Attorney

**Consent**

**Public Hearing**

**Action Item X**

**Item Title:** Discuss and consider action on a resolution approving and authorizing a Chapter 380 Economic Development Agreement between the City and the Garrett Moore Company to provide an economic grant for the benefit of a project located at the northeast corner of the Main Street and Chestnut Street intersection.

**How this item ties-in with the City's Mission, Vision and Values:** This item proposes new ideas of promoting economic development and the promotion of the downtown area [Visionary].

## Summary Statement

The City has executed a purchase and sale agreement to convey 3.3769 acres of land to the FEDC as an independent entity. The FEDC will convey the property along with their 0.7506 acres tract to the Garrett Moore Company for the development of the Victorian Village retail and commercial complex.

The Chapter 380 Economic Development Agreement between the City and the Garrett Moore Company provides economic incentives in the amount of the fair market value of the City's property to allow the end user to purchase the property along with the FEDC tract for the development of the Victorian-style retail and commercial complex.

The appraised value of the City property is approximately \$510,000.

Garrett Moore Company's obligations are to develop the site as a Victorian-style retail and commercial complex with office spaces available. Construction will be required to commence within 180 days of final closing on the property with at least the first phase completed by December 2019. The term of the agreement is for 5 years. There is a reverter provision through the Restriction Agreement between the FEDC and the Garrett Moore Company that should the developer miss certain project milestones, the property can be brought back into the possession of the FEDC and ultimately, the City.

The end user will be responsible for platting the property and abiding by all City regulations.