



REQUEST FOR GRAND RAPIDS EDA ACTION

AGENDA DATE: March 10, 2022

STATEMENT OF ISSUE: Consider adoption of a resolution approving the First Amendment to the Preliminary Development Agreement with Cambium Development LLC.

PREPARED BY: Rob Mattei, Executive Director

BACKGROUND:

GREDA executed the attached Preliminary Development Agreement (PDA) with 4A Management LLC on September 23, 2021. As you will recall, the PDA establish 4A Management as the sole developer of the GREDA VFW/Rose downtown site for a period of 180 days to allow them an opportunity to analyze and perform due diligence concerning their intended development of the site as a multi-level, mixed-use commercial building.

Over the course of the past 180 days, the principal investors formed a new business for the project, Cambium Development, LLC. Cambium has contracted with JLJ Management, LLC to act as the project developer. An architectural firm was hired, and new design options and cost estimates are in development.

The proposed First Amendment to the Preliminary Development Agreement establishes Cambium Development as the revised party to the Agreement with GREDA and grants Cambium an additional 180 days to complete their construction cost estimating, real estate proforma, and financing plan for the project, which may include a request for TIF or Tax Abatement.

RECOMMENDATION:

Adopt a resolution approving the First Amendment to the Preliminary Development Agreement with Cambium Development LLC.

REQUIRED ACTION:

Pass a motion adopting a resolution approving the First Amendment to the Preliminary Development Agreement with Cambium Development LLC.