

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY ADMINISTRATOR TO TAKE THE NECESSARY STEPS FOR PREPARATION OF A PETITION TO FORM A COMMUNITY IMPROVEMENT DISTRICT (CID) IN THE CITY AND FOR NEGOTIATION OF A DEVELOPER'S AGREEMENT TO GOVERN THE CID

WHEREAS, the City of Republic, Missouri ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly organized and existing under the laws of the State of Missouri; and

WHEREAS, City staff wish to pursue the formation of a Community Improvement District ("CID") within the City, which would extend Republic Commons Drive from the existing terminus currently located near the Panda Express business to the north and the east, connecting to North Oakwood Avenue; and

WHEREAS, City staff desire to proceed with the necessary steps for preparation and submission of the petition ("Petition") to form the CID, pursuant to the provisions of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act"); and

WHEREAS, in connection with preparation and submission of the Petition, staff desire to negotiate a preliminary Developer's Agreement that would govern the terms of construction and installation of future retail development in the CID, as well as the construction of associated infrastructure therein; and

WHEREAS, City staff now seek approval from the Council to proceed with preparing and submitting the Petition to form the CID, and negotiating the preliminary Developer's Agreement for the CID, which will include the aforementioned provisions, along with all other necessary and appropriate terms; and

WHEREAS, the Council finds it in the best interest of the City to authorize the City Administrator to proceed with preparation and submission of the Petition, and to negotiate the terms of the Developer's Agreement that would govern the CID, as such steps will help to promote investment in the City and encourage growth and development within the City, ultimately benefiting the City's residents and guests alike.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1. The City Administrator, and his designee(s), on behalf of the City, is hereby authorized to take the necessary, appropriate steps to proceed with preparation and submission of a petition to form a Community Improvement District consistent with the provisions of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended. This Resolution does not constitute the Council's approval of the Petition, which shall be separate and distinct from this Resolution, by Ordinance, duly adopted by this Council.

Section 2. The City Administrator, and his designee(s), on behalf of the City, is hereby authorized to negotiate the terms of a Developer's Agreement that would govern the Community Improvement District, if approved by this Council. This Resolution does not constitute the Council's approval of the Developer's Agreement, which shall be separate and distinct from this Resolution, by Ordinance, duly adopted by this Council.

Section 3. The City Administrator, and his designee(s), on behalf of the City, is authorized to take other reasonable, necessary steps to implement this Resolution.

Section 4. The whereas clauses are specifically incorporated herein by reference.

Section 5. This Resolution shall take effect after passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote: