

**AN ORDINANCE OF THE CITY COUNCIL APPROVING THE EXECUTION OF A DEVELOPER AGREEMENT
WITH IRON GRAIN DISTRICT, LLC AND MAGERS REPUBLIC NO. 3C, LLC
FOR DEVELOPMENT OF THE IRON GRAIN DISTRICT**

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

WHEREAS, Iron Grain District, LLC and Magers Republic No. 3C, LLC (together, “Developer”) own real property consisting of approximately 29.39 acres, located at the 2500 block of South State Highway MM in Republic, Missouri, (“Property”), and desires to install on the Property a mixed-use commercial development to include retail, restaurant, and lodging facilities (“Iron Grain PDD”); and

WHEREAS, certain public improvements need to be made to the Property in order for Developer to properly and fully construct Iron Grain PDD; and

WHEREAS, the City encourages development when such development will serve or benefit the citizens of Republic, and desires to help facilitate such development when the City has available resources to do so; and

WHEREAS, the City desires to enter into a Developer Agreement with Developer to govern the terms of the parties’ rights and obligations as they relate to the Iron Grain PDD; and

WHEREAS, the Council finds the Developer Agreement is in the City’s best interest as it will benefit the community through the continued economic growth and development in the City.

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

Section 1: The City Administrator or his/her designee, on behalf of the City, is authorized to enter into a Developer Agreement with Iron Grain District, LLC and Magers Republic No. 3C, LLC for the certain public improvements referenced herein above on the Property, said agreement to be in substantially the same form as Attachment 1.

Section 2: The City Administrator, or his/her designee, on behalf of the City, is authorized to take the necessary steps to execute this Ordinance.

Section 3: The WHEREAS clauses above are specifically incorporated herein by reference.

Section 4: The provisions of this Ordinance are severable, and if any provisions hereof are declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its 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 _____, 2022.

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney