

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: Resolution Authorizing a Redevelopment Agreement with Rochelle Hub, LLC, Regarding 1663 S Main Street

Staff Contact: Michelle Pease, Community Development Director

Summary: Rochelle Hub, LLC, has an option to purchase commercial real estate located at 1663 S. Main Street and intends to develop the property by constructing improvements to operate a trucking and transportation business.

The development of the property will require extensive investment including hard surface improvement and the eventual the extension of the water service and sanitary sewer/wastewater to the South lot line of the property.

The property is currently serviced by a well and septic system; however, the City's Building Code does not allow for private wells or septic systems within City limits. The parties agree that upon the earlier of: (1) the date the City water and sewer service is available for tap-in connection at a point within three hundred fifty (350) feet of South lot line of the property or (2) ten (10) years from the date of this agreement but, (3) in no event, earlier than five (5) years from the date of this agreement.

Rochelle Hub, LLC understands and acknowledges that the City's Building/Municipal Code requires all surfaces for entrance/exits or upon which any vehicle or trailer will be parked and/or stored, for any period of time, must be on an improved surface and with concrete curb and gutter around the perimeter of such entrance/exit, parking, loading/unloading and storage areas.

Phase I is to be completed within one (1) year of the effective date of this Agreement.

Phase II is to be completed within three (3) years of the effective date of this Agreement.

Phase III is to be completed no later than five (5) years of the effective date of this Agreement. See exhibit #1.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Economic and Business Development.

Recommendation: Approve the resolution for a development agreement for 1663 S Main Street

Supporting Documents: Site plan- Exhibit 1- Koru Group, PLLC