

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

SUBJECT: Resolution Authorizing a Redevelopment Agreement with C.C.S Golf, LLC, DBA Luna

Staff Contact: Michelle Pease, Community Development Director

Summary: The City has previously entered into redevelopment agreements with the owners of C.C.S. Golf to assist with the costs of replacing the building roof, clubhouse, outdoor patio and gravel parking lot.

Most recently, owners approached the City about unexpected extensive and essential sewer improvements needed. These problems related to the original sewer piping have resulted in an estimated \$115,000 in construction repair costs.

The proposed redevelopment agreement allows the developer to be eligible for up to 50% of the estimated \$115,000.00 sewer repair. A maximum of \$57,500.00 is proposed within this agreement.

Upon proof of completion of the work, the City will provide payment of 50% of the costs over three years:

\$19,166.67 by December 31, 2025

\$19,166.67 by December 31, 2026

\$19,166.66 by December 31, 2027

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:
Downtown & Southern Gateway TIF	\$1,770,676	\$57,500

Strategic Plan Goal Application: Economic and Business Development.

Recommendation: Approve the resolution for a development agreement with C.C.S Golf, LLC, DBA Luna.