

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

**SUBJECT:** Resolution Authorizing an Amendment to the Redevelopment Agreement with Rochelle Hub, LLC regarding 1663 S. Main Street

**Staff Contact:** Michelle Pease, Community Development Director

**Summary:** On October 28, 2024, the City approved the development agreement with Rochelle Hub, LLC, regarding property located at 1663 S Main Street.

In this agreement, the developer requested the following timeline:

Phase I is to be completed within one year of the effective date of this agreement.

Phase II is to be completed within three years of the effective date of this agreement.

Phase III is to be completed no later than five years of the effective date of this agreement.

The Developer is requesting that Phase I be completed by June 30, 2026, due to weather restraints for 2025. Phase I includes the hard surface area on the corner of South Main Street and Steward Road. Phase II and III timelines will remain the same.

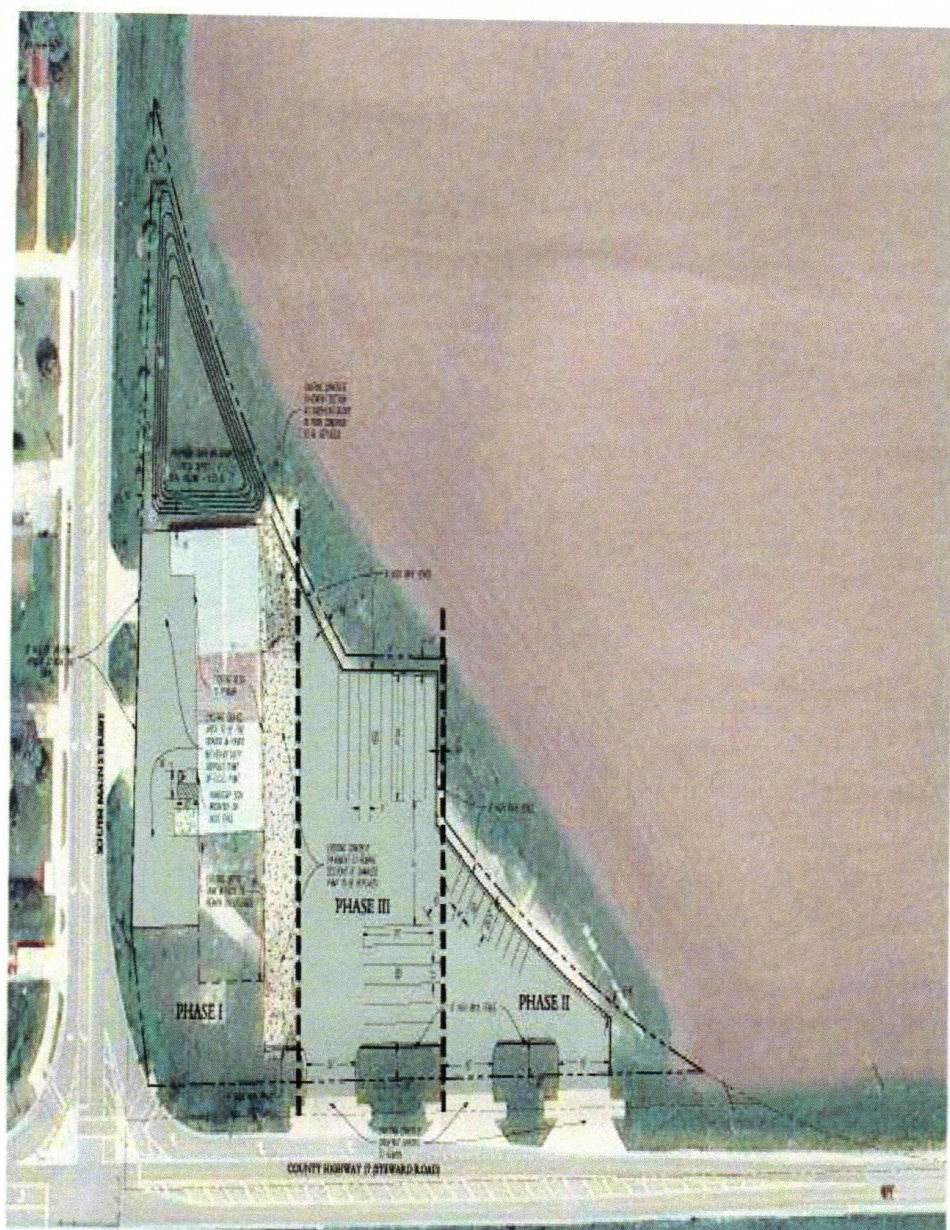
**Funding Sources:**

Source:	Budgeted Amount:	Proposed Expenditure:

**Strategic Plan Goal Application:** Incorporate dynamic planning and evaluation in City-wide planning

**Recommendation:** Approve a resolution to amend the development agreement with Rochelle Hub, LLC regarding 1663 S Main Street.

## EXHIBIT 1



**Phase I (Within 1 Year)**

- Installation of all perimeter, C&I and landscaping work of the existing building. The structure lease shall also be commenced at year of the first phase.

**Phase II (Within 1 Year)**

- Installation of perimeter and C&I for the main new two-story garage to the employee parking space.

**Phase III (Within 5 Years)**

- Installation of remaining perimeter and C&I for the new parking area between Phase II and the new side of the existing building. Installation of all perimeter fencing and landscaping the side rear of the existing building.

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**Commercial Redevelopment:**  
1831 S Main Street  
Stouffville, Ontario

NOT FOR COUNTERFEITING

PROJECT NUMBER 0001
DATE 01/01/01
SHEET 11.0
SITE PLAN
SHEET NO.
52