

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

SUBJECT: A Resolution Authorizing a Redevelopment Agreement between the City of Rochelle and the New Owners of C.C.S. Golf, LLC DBA Salt 251

Staff Contact: Jeff Fiegenschuh, City Manager

Summary: The new ownership of C.C.S. Golf LLC is requesting a short-term redevelopment agreement with the City of Rochelle to replace to roof at the Salt 251 facility. The new ownership closed on the property the 1st week in May. The estimates provided by the new owners (included in the packet) range from \$68,000 to \$90,000. Staff is recommending the following terms to the city council for consideration:

- 1) Reimbursement up to \$40,000 for TIF eligible expenses towards the replacement of the roof at Salt 251
- 2) Upon successful completion of the project, including showing proof of all paid invoices and being current on this year's property tax bill the city will reimburse \$30,000 by December 30, 2023.
- 3) The city will reimburse \$5,000 by December 30, 2024 after proof of property tax payments are made.
- 4) The city will reimburse \$5,000 by December 30, 2025 after proof of property tax payments are made.
- 5) If the property closes before the agreement is completed, the developer shall forfeit any future payments.
- 6) There is a potential for an insurance claim from the damages related to the late March storm. Any proceeds received by the developer will come off the redevelopment agreement.
- 7) As with the previous ownership, the city shall retain the first right of refusal to purchase the facility upon future sale.

Revenue Sources:

Source:	Budgeted Amount:	Proposed Expenditure
Downtown & Southern Gateway TIF	\$40,000	\$40,000 over three years

Recommendation: A Resolution Authorizing a Redevelopment Agreement between the City of Rochelle and the New Owners of C.C.S. Golf, LLC DBA Salt 251