

RESOLUTION NO.

R16-746

A RESOLUTION AUTHORIZING A DEVELOPMENT AGREEMENT PERTAINING TO THE JODECO ROAD PROJECT; AUTHORIZING THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**WHEREAS**, the City of Stockbridge ("City") is a municipal corporation located within Henry County, Georgia duly organized and existing under the laws of the State of Georgia and is charged with providing public services to residents located within the corporate limits of the City; and

**WHEREAS**, the City finds it necessary and desirable to authorize a development agreement pertaining to the Jodeco Road project;

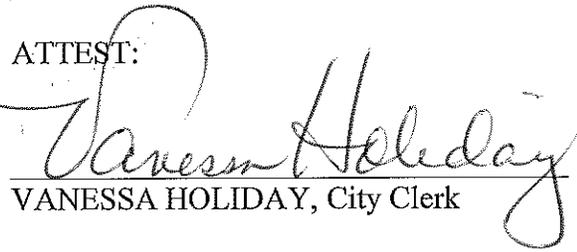
THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA, AS FOLLOWS:

1. **Approval of Execution.** The City Council hereby approves the development agreement attached hereto as Exhibit A and the Mayor or Mayor Pro Tem is hereby authorized to execute said contract with such changes as are recommended by the City Attorney.
2. **Documents.** The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate the amendment, subject to approval as to form by the City Attorney.
3. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.
4. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
5. **Effective Date.** This Resolution shall be effective on the date of its approval by the City Council and Mayor as provided in the City Charter.

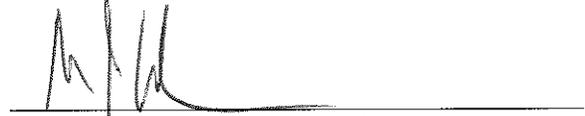
SO BE IT RESOLVED this 20<sup>th</sup> day of July 2016.

  
Anthony S. Ford, Mayor Pro Tem

ATTEST:

 (SEAL)  
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

  
MICHAEL WILLIAMS, City Attorney

**EXHIBIT A**

**Development Agreement**

## **Summary of Anticipated Terms in the City of Stockbridge Development Agreement pertaining to the Jodeco Road project**

- A development agreement between the City of Stockbridge and RCP Companies (the current developer of record for the Jodeco Road project) is a requirement of the conditions of zoning for the property, when it was annexed into the City in April of this year. It is intended to establish additional standards and conditions that will govern the development of the property.
- The initial draft of the development agreement recognizes that the Jodeco project will be developed in several phases. The Phase I Development Agreement will outline project specifics for the initial site for Cabela's. It is anticipated that the Phase I Development Agreement will be finalized in the next few weeks and brought to Council for final approval.
- The Phase I Development Agreement is anticipated to provide for both private and public investment into the project, with the great majority of funds obtained from private sources to provide for internal infrastructure and the construction of the building(s) necessary for Cabela's.
- The City of Stockbridge anticipates that it will install certain public roads providing access to and within the development and that it will expend up to \$3 million doing so. (The \$3 million is from SPLOST proceeds designated for roads.) To the extent the cost of the roads exceeds \$3 million, the developer will be responsible for reimbursing the City for that excess.
- The City also anticipates working with the Developer to negotiate future phase development agreements, but the Phase I Development Agreement does not obligate the City to any additional expenditures of funds. Such additional expenditures, if any, will be negotiated as part of those future phase development agreements.