

**Memorandum
Community and Economic Development**



To: Randall Tweet, Interim City Manager
Subject: **Jaded Gypsy (Dan Bonowski)**
Date: September 28, 2016

Staff worked with Mr. Bonowski on the following terms of an agreement to assist with the financing of the redevelopment project at 309, 311 & 313 20th Street:

Fifty Thousand Dollars (\$50,000.00) out of the Downtown TIF, payable upon completion of the residential units (Certificate of Occupancy required on all units) and;

Thirty Thousand Dollars (\$30,000.00) from the Façade Improvement program (budgeted in the 2017 Fiscal Year);

Twenty Thousand Dollar (\$20,000.00) CIRLF loan to finalize the sources of funds necessary for the project. This is a tentative agenda item for the CIRLF meeting scheduled for Thursday, October 6th, 2016.

Contingent on this proposed agreement, Mr. Bonowski's lender will release funding to allow the redevelopment to begin.

Upon Council's approval of the aforementioned terms, CED staff will work with legal counsel to draft a Development Agreement with specific Tax Increment Financing protections and requirements.

RECOMMENDATION:

That Council approve the terms with Mr. Dan Bonowski / Jaded Gypsy, direct CED staff to work with legal counsel to draft a development agreement subject to minor attorney modifications, and authorize execution of the development agreement by the City Manager.

Submitted by: Bret Gardella, Economic Development Manager
Thomas G. Ayers, Interim CED Director

Approved by: Randall Tweet, Interim City Manager