

RESOLUTION AUTHORIZING A DOWNTOWN URBAN DEVELOPMENT PROJECT
FORGIVABLE LOAN NOT TO EXCEED \$100,000.00 AND AN ECONOMIC
DEVELOPMENT LOAN NOT TO EXCEED \$275,000.00 TO COMER-KHORI, LLC FOR
THE REDEVELOPMENT OF 509 SOUTH EDGEWORTH STREET BUILDING AND SITE

WHEREAS, Comer-Khori, LLC is planning to commit in excess of \$3.2 Million in private capital to the renovation of 509 South Edgeworth Street in downtown Greensboro's Central Business District;

WHEREAS, Comer-Khori, LLC intends to expand two existing businesses and create four new businesses including restaurants, a coffee shop and bakery, event space, office space, and catering facility;

WHEREAS, Comer-Khori, LLC has requested a downtown development project loan and an economic development loan to assist in the financing of the redevelopment project;

WHEREAS, the purpose of these loans will be to assist in the redevelopment of the vacant building and to enhance off-street parking which Council finds will have a significant effect on the commercial prospects, new employment, and revitalization of the Central Business District;

WHEREAS, the public participation will enable an underutilized property to be renovated and returned to service after a 7 year vacancy and will provide off-street parking along the downtown greenway, thereby furthering the revitalization of Greensboro and its Central Business District;

WHEREAS, the \$100,000.00 forgivable loan is to be funded in FY14/15 to assist in the redevelopment of the site and is to be paid from the City's Economic Development Fund to Comer-Khori, LLC and will be in accordance with the terms outlined in Exhibit A;

WHEREAS, if Comer-Khori, LLC fails to invest at least \$3,200,000.00 in the project by December 31, 2016, or fails to create 90 new jobs (29 full-time and 61 part-time) within two years of issuance of a certificate of occupancy for the building, Comer-Khori, LLC must repay the \$100,000.00 loan on a pro rata basis;

WHEREAS, the \$275,000.00 loan is to be funded in FY15/16 to assist in the construction of a parking facility on the site and adjacent to the downtown greenway and is to be paid from the City's Parking Fund and will be in accordance with the terms outlined in Exhibit B;

WHEREAS, the \$275,000.00 loan will be secured by a deed of trust on the property in first or second position;

WHEREAS, a public hearing was held in accordance with N.C.G.S. § 158-7.1 setting out the particulars of the request and the public benefits to be derived from said improvements;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

1. That in accordance with the City's Urban Development Investment Guidelines, N.C.G.S. § 160A-458.3, § 158-7.1, and other urban development authority, a forgivable loan of up to \$100,000.00 and a loan agreement between the City of Greensboro and Comer-Khori,

LLC subject to the terms outlined in Exhibit A attached hereto for renovation of 509 S. Edgeworth Street in Greensboro and the ultimate creation of new jobs and capital investment resulting from the renovation of the existing building, is hereby approved, and the City Manager and City Clerk are hereby authorized to execute, on behalf of the City of Greensboro, the proper agreement; and

2. That in accordance with the City's Economic Development authority in § 4.55 of the City Charter, a loan of up to \$275,000.00 and a loan agreement between the City of Greensboro and Comer-Khori, LLC subject to the terms outlined in Exhibit B attached hereto for construction of a new parking facility at 509 S. Edgeworth Street in Greensboro along the downtown greenway, is hereby approved, and the City Manager and City Clerk are hereby authorized to execute, on behalf of the City of Greensboro, the proper agreement.