

RESOLUTION AUTHORIZING AN URBAN DEVELOPMENT INVESTMENT GRANT TO PRESERVATION GREENSBORO DEVELOPMENT FUND, INC. IN AN AMOUNT UP TO \$300,000 TO ASSIST IN THE STABILIZATION AND RENOVATION OF CASCADE SALOON

WHEREAS, the property located at 408-410 South Elm Street is improved by a structure known as the Cascade Saloon;

WHEREAS, the Cascade Saloon was designated as an historic landmark by ordinance adopted December 19, 2006;

WHEREAS, the City of Greensboro acquired the Cascade Saloon by condemnation on February 22, 2014, to prevent demolition of the historic structure;

WHEREAS, the condition of the Cascade Saloon has continued to deteriorate and is in danger of collapse if not sufficiently stabilized;

WHEREAS, this deteriorating condition represents significant liability to the City and the estimated costs of demolition of the structure exceed \$300,000;

WHEREAS, if the Cascade Saloon structure collapses or is demolished, it is unlikely that the railroad will allow any new construction in such close proximity to tracks in active use;

WHEREAS, the City is authorized to appropriate funds pursuant to N.C.G.S. 160A-400.12 to aid in the preservation and restoration of historic structures;

WHEREAS, on August 4, 2014, by adoption of Resolution 0206-14, the City Council authorized the conveyance of the Cascade Saloon to Preservation Greensboro Development Fund, Inc. (PGDF) by private sale with appropriate preservation covenants, with funding in the amount of \$175,000 to locate a buyer willing to restore and preserve the property;

WHEREAS, a subsequent structural engineering report has estimated the cost of stabilization at \$850,000 which creates a gap in anticipated financing of the project, and but for an additional \$300,000, PGDF will not accept the conveyance and assume liability for the structure;

WHEREAS, the City Council believes public benefit will be derived from the enhancement of economic development and revitalization of the downtown portion of the City;

WHEREAS, the City Council believes this project will promote business investment in the downtown area that would not occur but for this grant;

WHEREAS, the efforts of Preservation Greensboro to locate a local company willing to renovate the building and preserve the historical façade will result in future tax revenues generated by the site;

WHEREAS, Rentenbach Constructors, Inc., a Christman Company, will invest \$2.925 million dollars in the purchase and renovation of the property, will relocate 25 existing jobs to the Cascade Saloon after purchase and renovation of the property, and will create 6 new full-time jobs with benefits at or above the current county average wage;

WHEREAS, after renovation, the Cascade Saloon will serve as a regional corporate headquarters for Rentenbach;

WHEREAS, PGDF will accept conveyance of the property on or before June 10, 2016, and will stabilize the structure on or before December 31, 2016;

WHEREAS, Rentenbach will provide adequate security to the City to repay the City the \$300,000 grant if PGDF fails to perform, or if Rentenbach fails to invest \$2.925 million by December 31, 2017, or if Rentenbach fails to maintain, create, and retain new jobs for 3 years after creation of the new jobs;

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

That in accordance with the findings above which are hereby adopted and City Charter § 4.55 and N.C.G.S. 158-7.1, the City Manager and City Clerk are hereby authorized to execute, on behalf of the City of Greensboro, the proper agreement with the Preservation Greensboro Development Fund, Inc for an Urban Development Investment Grant up to \$300,000 to support their efforts to stabilize the historic structure at 408-410 South Elm Street. No further City funds are to be provided to this property.