CITY COMMISSION OF THE CITY OF WILDWOOD EXECUTIVE SUMMARY

SUBJECT: Memorandum of Understanding with GC Development of Lake County, Inc.

REQUESTED ACTION: The City Manager recommends approval of the Memorandum of Understanding with GC Development of Lake County, Inc.

CONTRACT: Yes Vendor/Entity: G3

Effective Date:6/13/2022 Termination Date:6/13/2023

Managing Division/Department: Executive

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

During the summer of 2021, the City acquired ownership of Parcels G06L152, G06L156, G06L165, and G06L154, which are located on the west side of US 301 in downtown Wildwood. Two of the parcels, G06L152 and G06L156, have remained vacant for many years, and the commercial structures located on the property are in disrepair and are not suitable for occupancy. The City Commission has previously expressed interest in redeveloping these commercial properties with the intent of preserving the architectural features of the buildings.

The City adopted the Downtown Master Plan in November of 2021 which established the vision and framework for the redevelopment of the City's downtown. The properties listed above were identified as a redevelopment opportunity that may spark additional private investment and redevelopment within the area.

The City has received an unsolicited proposal from GC Development of Lake County, Inc, (commonly referred to as "G3") to acquire and redevelop those commercial proprieties. However, the properties do not have the adequate parking that would be needed for a successful redevelopment project. Furthermore, there is a lack of available parking along the west side of US 301 to meet the needs of the existing businesses. A condition of the redevelopment of those properties is the transformation of the City's existing surface parking lot, located one block north of the redevelopment parcels, into a parking garage that would be adequate to meet future demands of the City.

The attached Memorandum of Understanding (MOU) between the City and G3 outlines the potential public-private partnership memorializing the conceptual arrangement in which G3 will purchase and develop the commercial parcels and construct a parking garage suitable to the City's needs. The City will lease the parking garage from G3 until the lease has been paid off. The MOU establishes a due diligence process and timeframe for the City and G3 to develop future agreements concerning the redevelopment of the commercial parcels and the construction and financing of the parking garage.

The negotiations and subsequent future agreements will require substantial involvement with the public and the City Commission to ensure an outcome that is agreeable to both parties.