

**AN ORDINANCE OF THE CITY OF EASLEY, SOUTH CAROLINA,  
APPROVING THE EXECUTION AND DELIVERY OF A DEVELOPMENT  
AGREEMENT WITH PROJECT ALPHA.**

**WHEREAS**, South Carolina law authorizes municipalities to take actions not inconsistent with the Constitution and general laws of the State, regarding any subject the municipality finds necessary and proper for the general welfare and convenience of the municipality, including to execute and deliver contracts, to assist in redeveloping blighted areas, and to expend public funds for economic development;

**WHEREAS**, Project Alpha (“Developer”) owns, or intends to own or lease, real property (the “Property”) in the City of Easley, South Carolina (the “City”) and to develop the Property;

**WHEREAS**, on the Property, Developer intends (a) to invest over one million dollars (\$1,000,000) to purchase, design, and renovate the historic, blighted, and abandoned property, (b) create at least fifteen (15) new full-time positions, and (c) to design and construct various, commercial/retail facilities, (collectively, the “Development”);

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EASLEY, SOUTH CAROLINA,  
AS FOLLOWS:**

1. The City hereby authorizes the Mayor or the City Administrator to make minor corrections, execute, and deliver such documents as may be necessary or useful to affect the implementation of the Economic Development Agreement attached to this ordinance.

2. The Project Agreement, with whatever changes are (a) not materially adverse to the City and (b) approved by the Mayor or the City Administrator (after advice of City’s counsel), is approved and is incorporated by reference in this Ordinance as if set forth fully in the Ordinance’s body. The Mayor’s or City Administrator’s execution of the final Project Agreement shall be conclusive evidence of the City’s approval thereof.

3. The Mayor and the City Administrator are, each acting alone or in concert, authorized to take whatever actions and execute and deliver whatever documents (including the Project Agreement) as either of them deems appropriate to affect this Ordinance’s intent.

**THIS ORDINANCE SHALL BE EFFECTIVE IMMEDIATELY UPON SECOND READING.**

**First Reading: April 8, 2019**

**Second Reading: May 13, 2019**

**CITY OF EASLEY, SOUTH CAROLINA**

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

**EXHIBIT A**

**DEVELOPMENT AGREEMENT**

**(SEE ATTACHED)**



	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Plans and Specs Review Fees and Permit Fees	50%	-	-	-	-	-
Business License	-	50%	40%	30%	20%	10%

The Business License amount will be set based on the amount paid on their first renewal application that covers an entire twelve-month operation period. The permit fees will be based on the fees paid for work done prior to the Certificate of Occupancy and initial Business License being issued.

4. The total amount of the grant shall not be greater than the direct value received by the City and delivered from the capital investment during the contribution period.

Notifications shall be addressed:

a) To Developer:  
Project Alpha

b) To City:  
City Administrator  
City of Easley  
P.O. Box 466  
Easley, SC 29640

5. The Background Statement above is included in the terms of this agreement.

**IT IS SO AGREED** as of the date above first written.

**Project Alpha**

**City of Easley, South Carolina**

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_