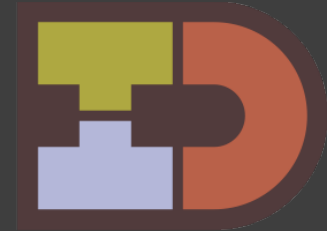


Cade Museum at Depot Park DEVELOPMENT AGREEMENT



CRA Board : April 17, 2017

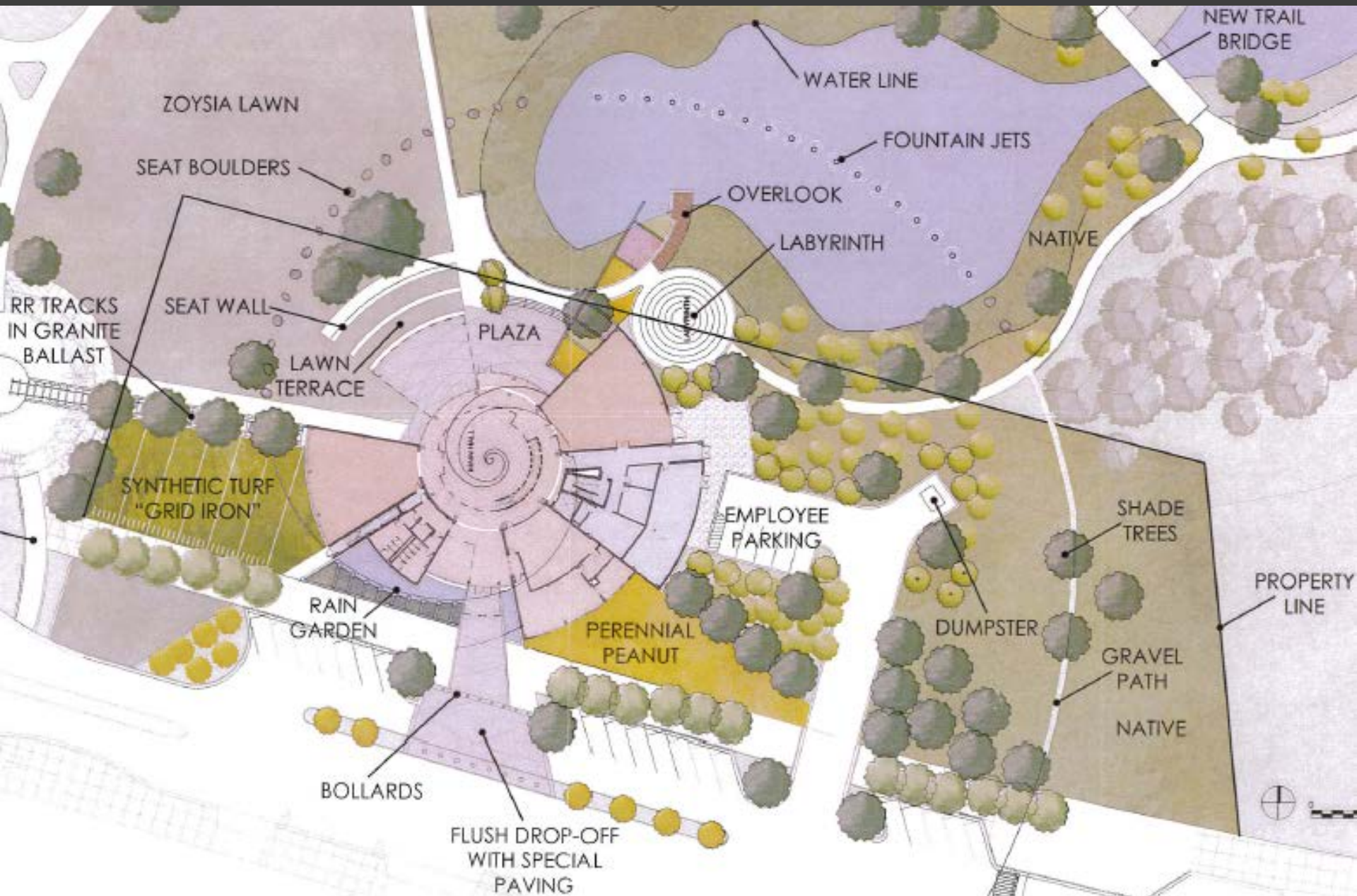
Cade Museum Background



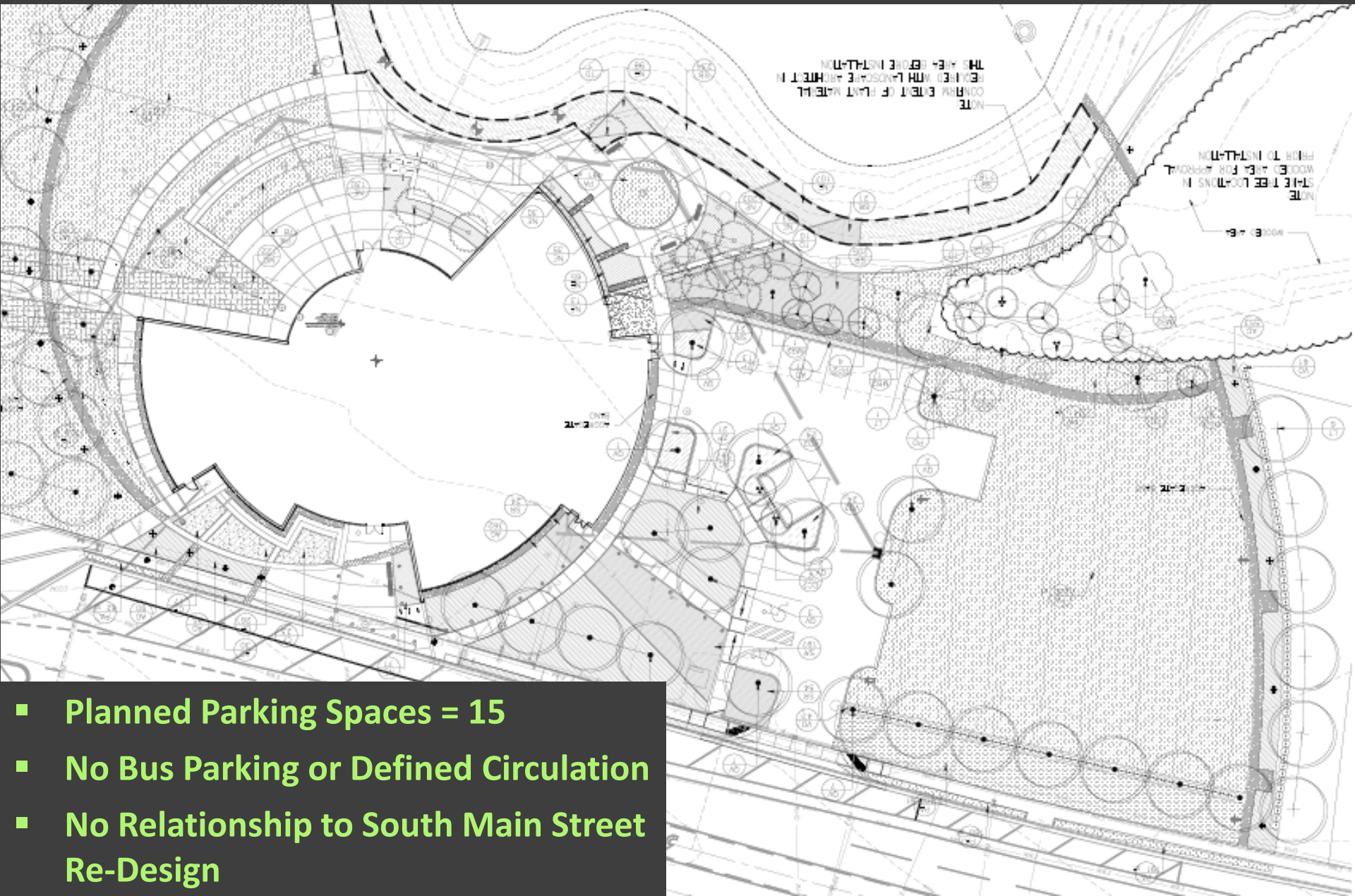
- 2012 Cade Lease MOU
- 2013 Museum RFP
- 2015 Long-term Lease Agreement
- 2016 Depot Park Opening
- 2016 Cade Construction Starts
- 2016 South Main Street Visioning Re-Launch
- 2017 Development Agreement Negotiations



Original Cade Concept Site Plan



Original Cade Construction Site Plan



- Planned Parking Spaces = 15
- No Bus Parking or Defined Circulation
- No Relationship to South Main Street Re-Design

South Main Street Basis-of-Design



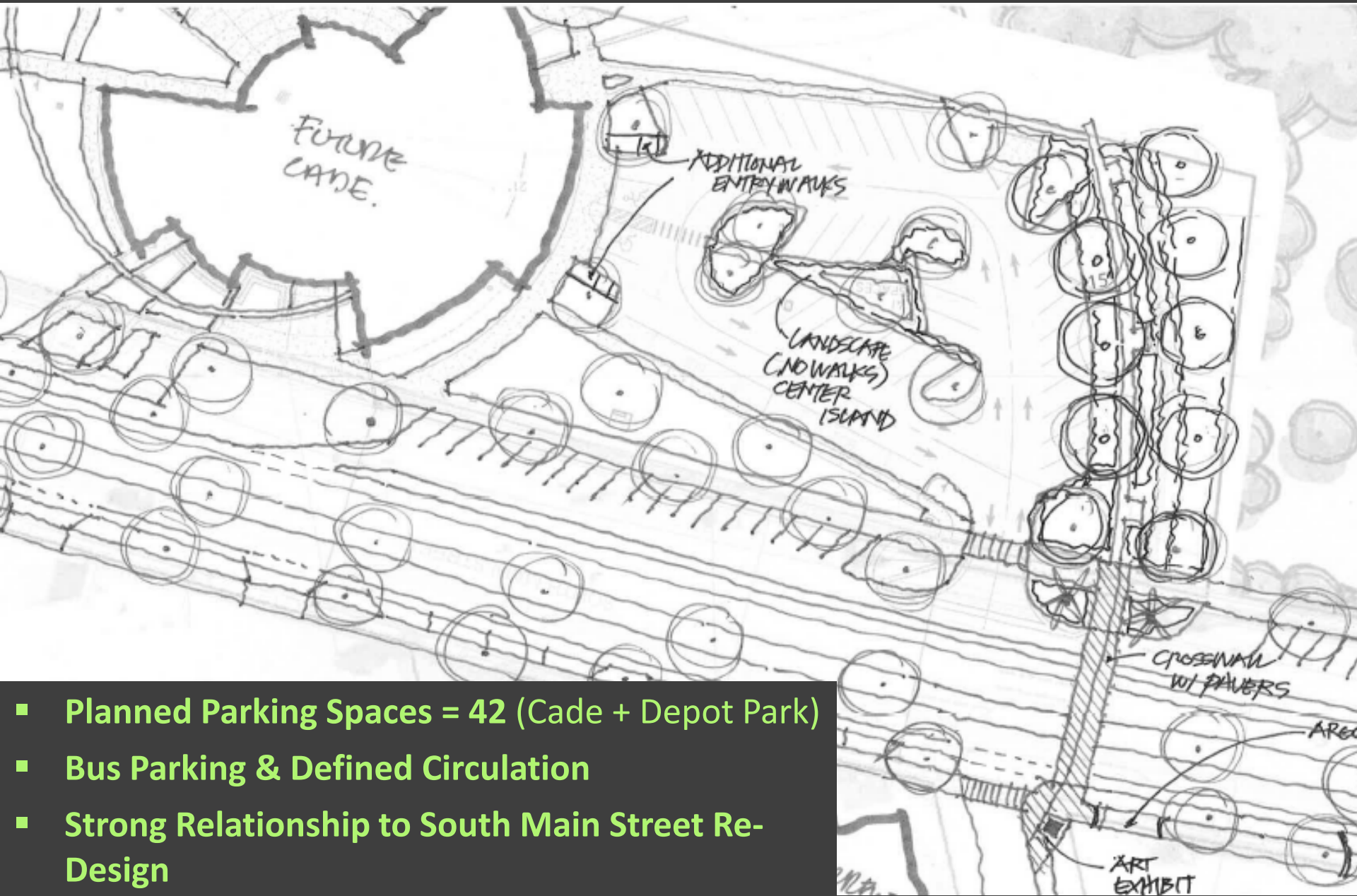
South Main Street Basis-of-Design



South Main Street Basis-of-Design

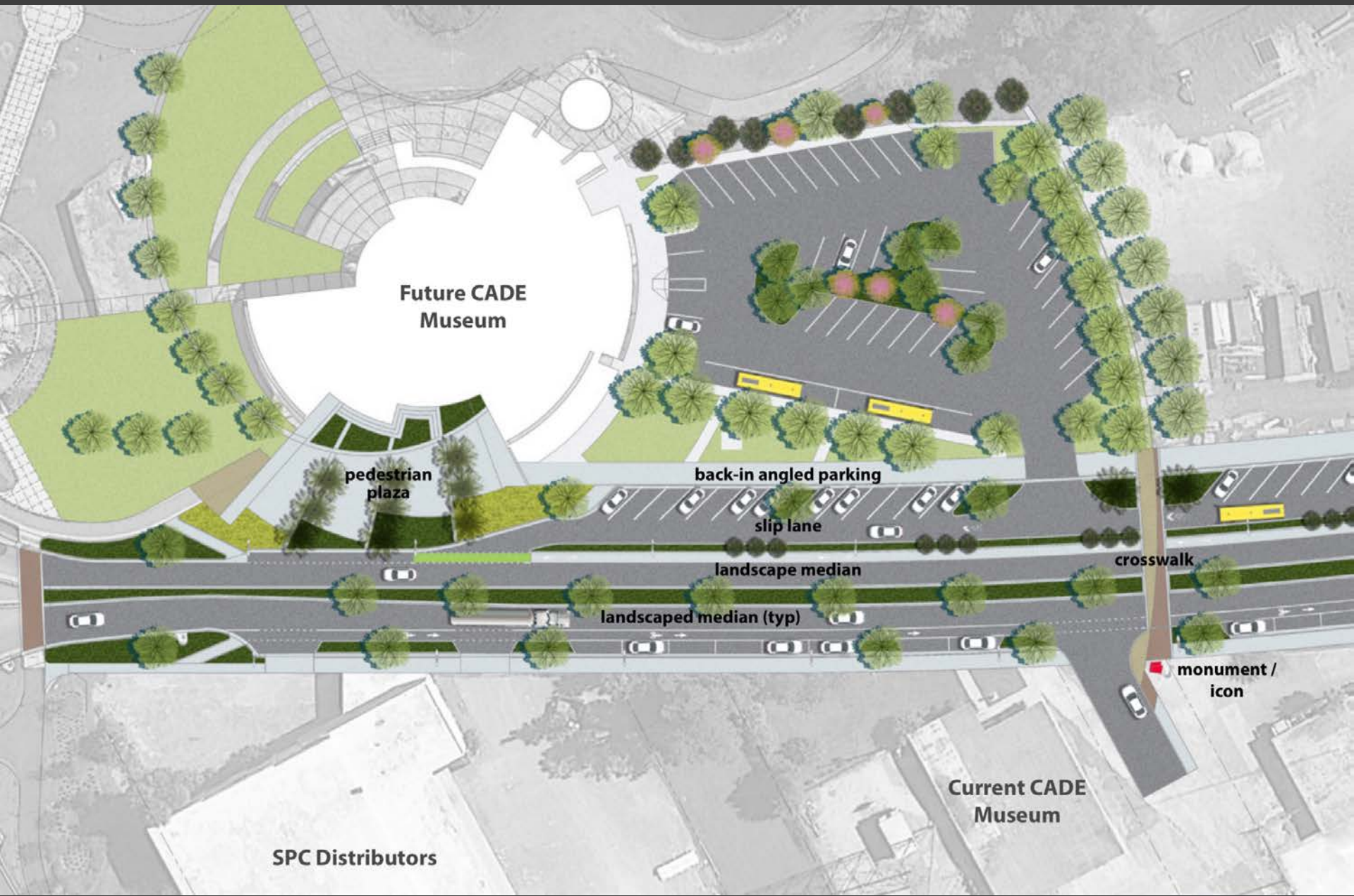


Cade Site Plan Re-Design Concept

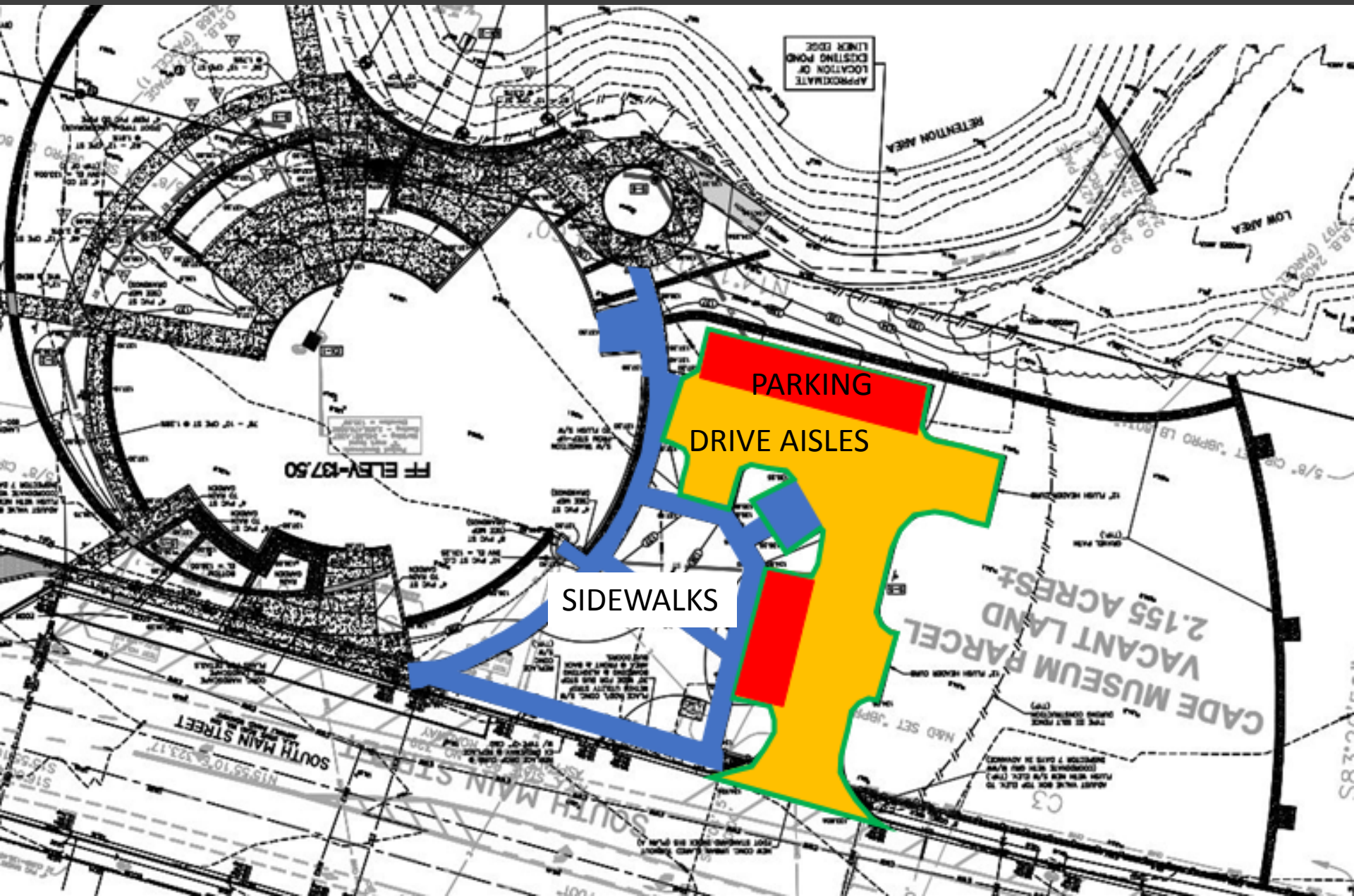


- Planned Parking Spaces = 42 (Cade + Depot Park)
- Bus Parking & Defined Circulation
- Strong Relationship to South Main Street Re-Design

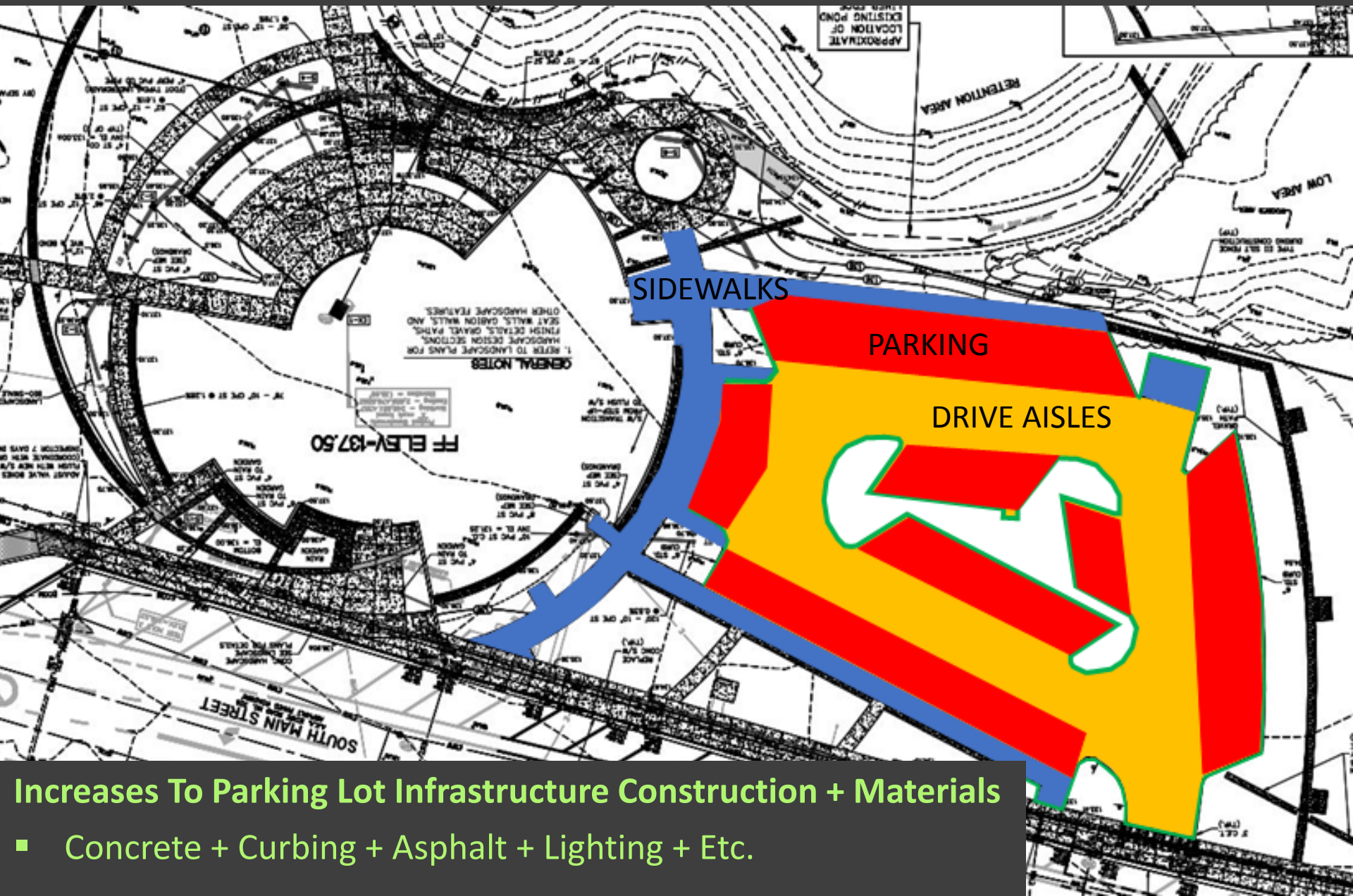
Cade Site Plan + South Main Street



Original Cade Construction Site Plan



Re-Design Cade Construction Site Plan



Increases To Parking Lot Infrastructure Construction + Materials

- Concrete + Curbing + Asphalt + Lighting + Etc.

Proposed CRA Cost Sharing Support

- 1. Pad Ready Site Preparation = \$168,373.71**
(Utilities Within 5' Of Building Pad + Relocation Of 2 Power Poles on South Main Street)
- 2. 10 Park Benches + Concrete Pads = \$18,780**
- 3. Informational Wayfinding Signage = \$5,500**
(Match Depot Park Signage)
- 4. Parking Lot Re-Design Enhancements = \$130,059.56**
 - 27 Additional Parking Spaces
 - Safe & Accessible Bus Drop-off Facility
 - Lighting Improvements
 - Pedestrian Walkways To Depot Park



TOTAL = \$322,713.27

Schedule + Timeline

- Cade Construction Completion = **Fall 2017**
- Cade Grand Opening = **Spring 2018**
- South Main Construction Begin = **Summer 2017**
- South Main Construction Completion = **Fall 2018**



Recommendation

CRA Executive Director to CRA Board:

1. Approve the terms of the Development Agreement as described and presented in the amount not to exceed **\$322,713.27**, subject to review as to form and legality by the CRA Attorney.

