



**TO:** Mayor Shaun Sipma  
Members of the City Council

**FROM:** Emily Huettl, PE

**DATE:** January 6, 2020

**SUBJECT: DEVELOPERS AGREEMENT – BLU ON BROADWAY (4472)**

**I. RECOMMENDED ACTION**

1. Approve the Blu on Broadway Developers Agreement with Blu on Broadway LLC and authorize the Mayor to sign.

**II. DEPARTMENT CONTACT PERSONS**

Lance Meyer, City Engineer	857-4100
Emily Huettl, Assistant City Engineer	857-4100

**III. DESCRIPTION**

A. Background

The Blu on Broadway PUD was approved by Planning Commission in August 2019 and by City Council in September 2019.

B. Proposed Project

Blu on Broadway, LLC is developing a mixed-use property including first floor commercial and upper floors with 42 LMI residential unit. This project will be utilizing NDR funds.

The Developers Agreement details the expectations and responsible parties relating to the following items associated with the development of the Blu on Broadway project:

1. Public Street and Utility Infrastructure Improvements
2. Storm Water Management
3. Erosion Control
4. Traffic Operations Study
5. Driveway Access
6. Park District Requirements
7. Planning Requirements

This Agreement has been thoroughly vetted by both City and Developer staff and attorneys.

C. Consultant Selection

N/A

**IV. IMPACT:**

A. Strategic Impact:

Developers Agreements protect the City's interests and ensure necessary work within public right of way associated with newly developed or redeveloped property will be completed by Developers, in accordance with City standards and policy.

B. Service/Delivery Impact:  
N/A

C. Fiscal Impact:  
N/A

**V. ALTERNATIVES**

Council could choose to not approve this agreement.

**VI. TIME CONSTRAINTS**

The Developers Agreement must be approved before the issuance of building permits.

**VII. LIST OF ATTACHMENTS**

1. Blu on Broadway Developers Agreement