



CITY OF LOGAN REDEVELOPMENT AGENCY

**Resolution A RESOLUTION APPROVING AGENCY ASSISTANCE
No. 21-37 RDA TO BLUE SPRING BUSINESS PARK, LLC FOR
 INFRASTRUCTURE IMPROVEMENTS ASSOCIATED
 WITH ITS COMMERCIAL DEVELOPMENT PROJECT
 IN THE 600 WEST ECONOMIC DEVELOPMENT
 PROJECT AREA (EDA)**

WHEREAS, the City of Logan has adopted policies for assistance in projects and improvements in Redevelopment and Economic Development Project Areas; and

WHEREAS, the Blue Spring Business Park, LLC's commercial development, to include a Costco wholesale membership warehouse store and business pads located on approximately 23 acres located at 1000 West between 1000 North and 1200 North, within and adjacent to the 600 West Economic Development Project Area (EDA), contributes significantly to the achievement of the City's economic goals, including: the expansion and enhancement of road and utilities infrastructure, strengthening the City's tax base through the construction of an approximately 165,000 square foot Costco and adjacent business pad sites, estimated to generate more than \$160 million in gross annual sales, generate more than 150 new jobs and be a catalyst for additional development in the area; and

WHEREAS, the proposed project would require the installation of 1200 North between 1000 West and 800 West, certain improvements to 1000 North, and the extension of 800 West to 1200 North from 1000 North, with said extension being one of the stated goals of the EDA.

BE IT THEREFORE RESOLVED, that the Redevelopment Agency of the City of Logan does hereby approve the following incentive package:

Blue Spring Business Park, LLC will receive reimbursement for up to \$1,400,000 for costs incurred for its construction of the street and utility improvements associated with 1200 North, 1000 North, and 800 West as set forth in the attachments, contingent upon constructing an approximately 165,000 square-foot Costco wholesale membership warehouse store and fueling facility, with associated parking, and business pad sites.

The Agency agrees to be responsible for the following fees as they relate to the Costco and fueling station facilities: Water impact fee, Sewer, Wastewater impact fee, Transportation/Road impact fee, Light and Power impact fee, and Water Rights fee.

All construction plans are to be approved by the City of Logan Planning Commission.

Additionally, the Redevelopment Agency encourages Blue Spring Business Park, LLC to utilize local contractors and vendors whenever possible.

NOW THEREFORE BE IT RESOLVED, that the Redevelopment Agency authorizes the Mayor to execute a legal agreement between the City of Logan and Blue Spring Business Park, LLC for this assistance.

This resolution duly adopted upon this ____ day of July 2021, by the following vote:

Ayes:

Nays:

Absent:

Mark A. Anderson, Chair
Redevelopment Agency

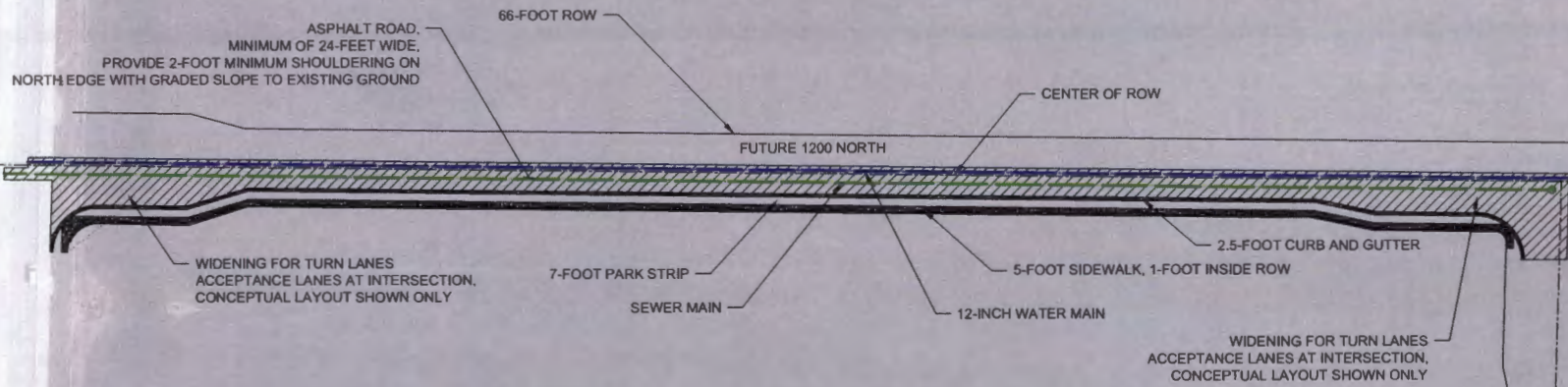
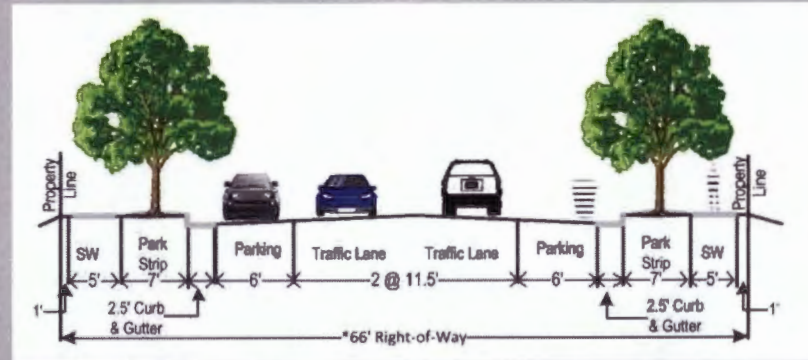
Attest:

Teresa Harris, City Recorder

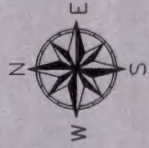


NOTES:

1. ALL LAYOUTS AND LOCATIONS OF RIGHT OF WAY, ROADWAY, CURB AND GUTTER, SIDEWALK, TURN LANES, WATER MAINS, AND SEWER MAINS ARE FOR CONCEPT ONLY. FURTHER DESIGN AND CITY APPROVAL SHALL BE REQUIRED PRIOR TO FINAL LOCATION DETERMINATION OF FEATURES.
2. WIDTHS AND DIMENSIONS OF ANY FEATURES ARE FOR CONCEPTUAL USE ONLY. DEVELOPER MAY REQUIRE MORE THAN MINIMUMS SHOWN TO ACHIEVE DESIRED FUNCTIONALITY.



SHEET NO. 1	
1" = 100' SCALE	
DATE: 20-Apr-21	SCALE: 1" = 100'
DESIGNED BY: [Blank]	CHECKED BY: [Blank]
DRAWN BY: [Blank]	APPROVED BY: [Blank]
DEVELOPMENT REQUIREMENTS	
EXHIBIT A	
1200 NORTH	
LOGAN CITY ENGINEERING	
290 NORTH 100 WEST	
LOGAN, UTAH 84321	
LOGAN CITY ENGINEERING	



FUTURE 1200 NORTH
(SHEET 1)

WIDENING FOR TURN LANES
ACCEPTANCE LANES AT INTERSECTION,
CONCEPTUAL LAYOUT SHOWN ONLY

SEWER MAIN

FUTURE 800 WEST

66-FOOT ROW

CENTER OF ROW

12-INCH WATER MAIN

7-FOOT PARK STRIP

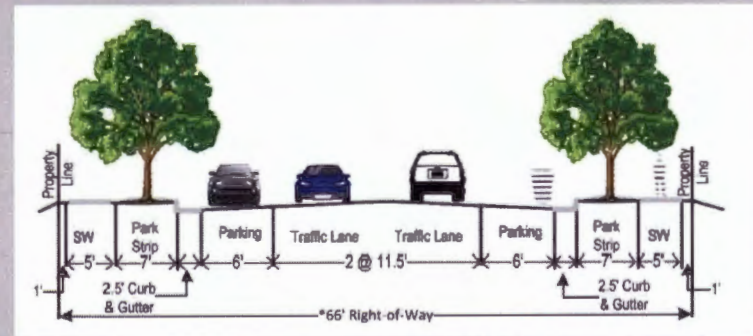
2.5-FOOT CURB AND GUTTER

5-FOOT SIDEWALK, 1-FOOT INSIDE ROW

ASPHALT ROAD,
MINIMUM OF 24-FEET WIDE.
PROVIDE 2-FOOT MINIMUM SHOULDERING ON
EAST EDGE WITH GRADED SLOPE TO EXISTING GROUND

NOTES:

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SHEET NO. II

0' 50' 100'
1" = 100'
SCALE

REVISIONS

DATE: 28-Apr-21

DESIGNED BY

CHECKED BY

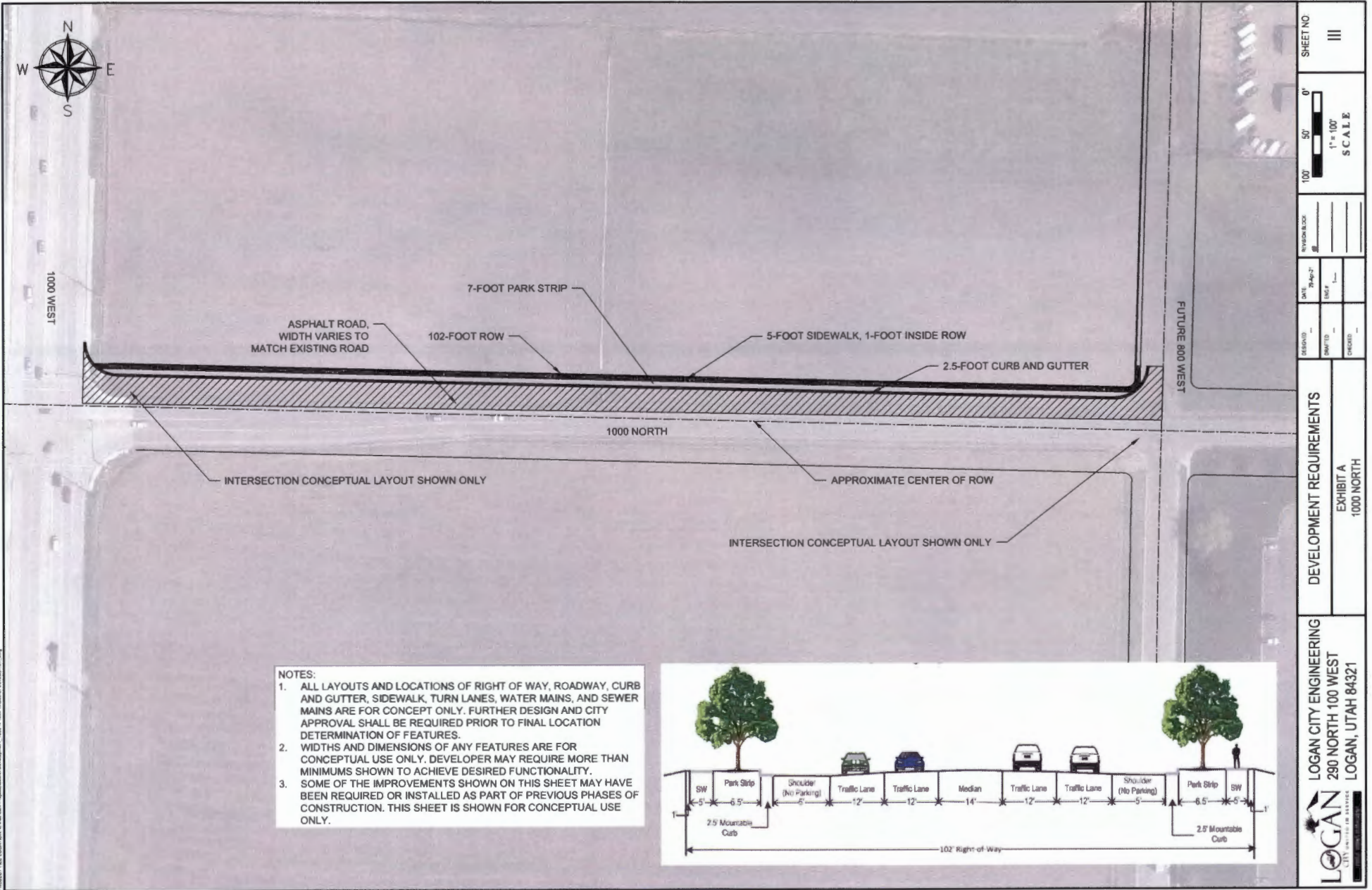
DATE

DEVELOPMENT REQUIREMENTS

LOGAN CITY ENGINEERING

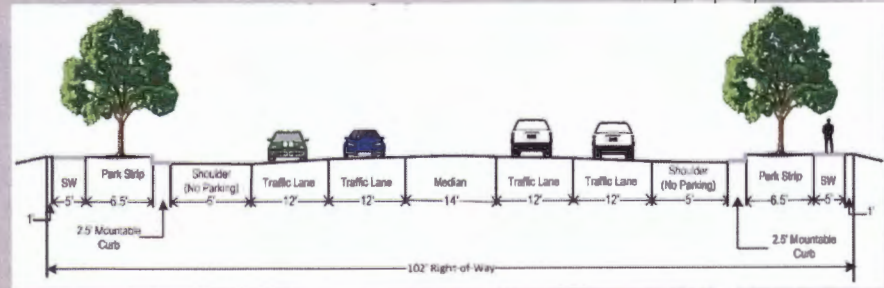
290 NORTH 100 WEST
LOGAN, UTAH 84321

EXHIBIT A
800 WEST



NOTES:

1. ALL LAYOUTS AND LOCATIONS OF RIGHT OF WAY, ROADWAY, CURB AND GUTTER, SIDEWALK, TURN LANES, WATER MAINS, AND SEWER MAINS ARE FOR CONCEPT ONLY. FURTHER DESIGN AND CITY APPROVAL SHALL BE REQUIRED PRIOR TO FINAL LOCATION DETERMINATION OF FEATURES.
2. WIDTHS AND DIMENSIONS OF ANY FEATURES ARE FOR CONCEPTUAL USE ONLY. DEVELOPER MAY REQUIRE MORE THAN MINIMUMS SHOWN TO ACHIEVE DESIRED FUNCTIONALITY.
3. SOME OF THE IMPROVEMENTS SHOWN ON THIS SHEET MAY HAVE BEEN REQUIRED OR INSTALLED AS PART OF PREVIOUS PHASES OF CONSTRUCTION. THIS SHEET IS SHOWN FOR CONCEPTUAL USE ONLY.



SHEET NO. III	
0' 50' 100' SCALE 1"=100'	
DESIGNED BY	DATE 28-Apr-21
DRAWN BY	CHECKED BY
DEVELOPMENT REQUIREMENTS	
EXHIBIT A	
1000 NORTH	
LOGAN CITY ENGINEERING	
290 NORTH 100 WEST	
LOGAN, UTAH 84321	