ORDINANCE NO. ______

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROVING A LETTER OF INTENT BETWEEN THE CITY OF CASA GRANDE AND TRACTOR SUPPLY CO.; AUTHORIZING THE NEGOTIATION AND EXECUTION OF A DEVELOPMENT AGREEMENT BY THE CITY MANAGER; AUTHORIZING THE USE AND/OR EXPENDITURE OF $250,000 IN ECONOMIC DEVELOPMENT FUNDS; AND AUTHORIZING THE USE AND/OR EXPENDITURE OF ANY OTHER FUNDS NECESSARY TO SATISFY THE REQUIREMENTS OF THE LETTER OF INTENT AND/OR THE DEVELOPMENT AGREEMENT.

WHEREAS, Tractor Supply Co. is a Fortune 500 company and the largest retail farm and ranch store chain in the United States, operating over 1,276 retail stores in 48 states and employing more than 19,000 team members; and

WHEREAS, Tractor Supply Co. is evaluating the purchase of 100 acres of land at approximately the southeast corner of Burris Road and Peters Road to build a more than 600,000 square foot distribution center to service their existing and future retail stores in the southwestern United States; and

WHEREAS, the Council finds the proposed Tractor Supply Co. distribution center is projected to create approximately 250 full time jobs that will have an hourly wage for non-exempt positions (pursuant to the FLSA) of at least 75% higher than the federal minimum wage and that Tractor Supply Co. will pay at least 25% of its hourly wage for non-exempt positions in benefits; and

WHEREAS, the Council finds that the proposed Tractor Supply Co. distribution center is projected to have an initial capital investment in excess of $70,000,000 that would provide a significant economic benefit to the City of Casa Grande, Pinal County, and the State of Arizona; and

WHEREAS, the Council finds that because of the number of jobs this project is proposed to create, the wage and benefits that these newly created jobs will pay, and the amount of initial capital investment into this project, this project meets the requirements of Section 7.01.004 of the City of Casa Grande City Code making it eligible for economic development incentives.

THEREFORE, BE IT ORDAINED by the Council of the City of Casa Grande, Arizona, as follows:

The Mayor and Council of the City of Casa Grande hereby:

1. Approve the terms and conditions of a Letter of Intent (identified in City records
2. Authorize the negotiation and execution of a Development Agreement by the City Manager, in a form approved by the City Attorney, that is in substantial compliance with the Letter of Intent approved herein;

3. Authorize the use and/or expenditure of $250,000 from the economic development fund created pursuant to Chapter 7.02 of the City of Casa Grande City Code; and

4. Authorize the use and/or expenditure of any other funds necessary to satisfy the requirements of the Letter of Intent and/or the Development Agreement.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this _____ day of June, 2014.

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Mayor

ATTEST: APPROVED AS TO FORM:

__________________________
City Clerk

__________________________
City Attorney