



The Edge on Main

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PROJECT INFORMATION



- 2 buildings, one on the West side of Morris and one on the East side of Morris
- Southeast corner of Country Club Dr. and Main Street and on the East side of Morris.
- 423 units, 5,000 SF Commercial space



ABANDONMENT OF RIGHT OF WAY

- Developer is asking City to abandon Right-of-Way located south of Main Street in the 0-30 block of South Morris at no cost to Developer
 - In return, developer will construct approximately \$2,000,000.00 of improvements in the Right-of Way area to include a Public Plaza and a Cul-De-Sac at the South end of Morris.
 - Developer will provide a Public Utility Easement and a Public Access easement at no charge to the City upon project completion
 - Project is not viable without this abandonment



DEVELOPER OBLIGATIONS FOR PUBLIC INFRASTRUCTURE

➤ Existing Sewer:

- 1938 sewer line: 8" VCP
- At capacity
- Shallow line
- Slope issue

➤ Solution:

- Developer at their sole cost will construct a new sewer line in Morris to 1st Ave and line and concrete encase existing 1938 sewer line

➤ Existing Electrical:

- Overhead electrical lines
- Currently there is not enough electrical infrastructure to support the project

➤ Solution:

- Developer will bring the electrical infrastructure into the area for the development at their cost.
- Electrical lines will be underground, creating a more desirable aesthetic



Discussion