

BY AUTHORITY

ORDINANCE NO. **4291**

COUNCILLOR'S BILL NO. **15**

SERIES OF 2025

INTRODUCED BY COUNCILLORS

A BILL
FOR AN ORDINANCE AUTHORIZING AN ECONOMIC DEVELOPMENT AGREEMENT
WITH MJ DEVELOPMENT, LTD, INVOLVING THE PROPOSED DEVELOPMENT OF
SHOENBERG FARM

Whereas, the City desires to aid in the redevelopment of the Local Historic Landmark called Shoenberg Farm, located at 7231 Sheridan Boulevard and 5202 W 73rd Avenue (“Property”); and

Whereas, MJ Development, LTD (MJ Development) plans to activate the Property with a food market hall and residential uses; and

WHEREAS, the concept is consistent with the City’s vision to reactivate this historic property for the community; and

Whereas, a proposed Economic Development Agreement between the City and MJ Development is attached hereto as Exhibit “A” (“EDA”); and

Whereas, the objective of economic development is to improve the economic vitality of the City by attracting and retaining high-paying jobs and supporting existing local economic and industry bases; and

Whereas, City Council finds the execution of the EDA will provide benefit and advance the public interest and welfare of the City and its residents.

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The City Manager is hereby authorized to execute the EDA with MJ Development in substantially the same form attached hereto and, upon execution of the EDA, to fund and implement the EDA.

Section 2. This ordinance shall take effect upon passage after second reading, but only if each of the following occur:

- a. The Westminster Economic Development Authority approves Resolution 240 providing for a supplemental appropriation from the South Sheridan Urban Renewal Area and transferring such funds to the City; and
- b. The City Council passes Ordinance 4290 providing for a supplemental appropriation of such funds for the project contemplated in the EDA; and
- c. The City Council approves Resolution 6 authorizing the City Manager to execute a Development Reimbursement Agreement and a Repurchase and Post Closing Agreement for the Property.
- d. The City Council authorizes the City Manager to execute an Intergovernmental Cooperation Agreement for the Reimbursement of Costs Incurred by the City in the South Sheridan Urban Renewal Area.
- e. The Westminster Economic Development Authority authorizes the Executive Director to execute an Intergovernmental Cooperation Agreement for the Reimbursement of Costs Incurred by the City in the South Sheridan Urban Renewal Area.

Section 3. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 19th day of May, 2025.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 9th day of June, 2025.

ATTEST:

City Clerk

Mayor

APPROVED AS TO LEGAL FORM:

City Attorney's Office