

CITY OF DADEVILLE, ALABAMA
RESOLUTION NO. 23-006

WHEREAS, Triple T Investments, LLC, an Alabama limited liability company (the "Company") has constructed an approximately 23,000 square foot strip mall with eleven retail and office spaces and plans to build an approximately 12,000 square foot grocery store and an approximately 3,000 square foot automatic car wash (the "Project") in unincorporated Tallapoosa County near the City of Dadeville (the "City");

WHEREAS, the City plans to annex the Project into its corporate limits by legislative annexation during the 2023 Regular Session of the Alabama Legislature (the "Annexation"). Such Annexation shall be a condition of performance under the Agreement (as defined herein);

WHEREAS, as an inducement for the Project to be developed, the City Council of the City (the "City Council") has been asked to consider and approve an agreement for use and grant of public funds (the "Agreement") to the Company, which Agreement is attached hereto as **Exhibit A**, made a part hereof, and incorporated herein by reference;

WHEREAS, pursuant to and in conformity with Amendment 772 to the Constitution of Alabama (1901), as amended, on January 12, 2023, a Notice of Public Meeting (the "Notice"), attached hereto as **Exhibit B**, was published in the Dadeville Record, the newspaper having the largest circulation in the City, which publication was at least seven days prior to the date of the meeting at which this Resolution is being considered;

WHEREAS, such Notice further invited members of the public to attend the meeting and submit comments regarding the actions the City Council is considering with respect to the transactions and agreements described in the Notice and contained in the Agreement;

WHEREAS, as set forth in such Notice, the City believes that the public benefit resulting from the Agreement and transactions hereby approved include promoting local economic and commercial development and stimulating the local economy by creating a new grocery and automatic carwash destination for residents and non-residents alike; increasing employment opportunities and creating new jobs in the City; promoting the location of new commercial enterprises in the City by creating new leasable commercial space; increasing the City's tax base, which will result in additional tax revenues for the City; and improving general quality of life for City residents who will be afforded a better experience when purchasing daily food staples; all of which inure to the economic health and public welfare of the City; and

WHEREAS, the City Council, at its meeting on the present date, offered members of the public the opportunity to comment on the matters set forth in the Notice and those comments have been considered by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DADEVILLE, ALABAMA, as follows:

1. The City Council finds and determines that the Notice satisfies the requirements of Amendment 772.

2. After due consideration, the City Council finds and determines that the expenditure of public funds for the purposes and in the manner specified in the Agreement and in the recitals to this Resolution, and the execution of the Agreement approved in this Resolution, serve valid and sufficient public purposes, notwithstanding any incidental benefit accruing to the Company, or any other private entity or entities.

3. The City Council does hereby approve, authorize, ratify and confirm (i) the execution and delivery by the City of the Agreement and (ii) the consummation of all other transactions described in the recitals to this Resolution and contemplated by the Agreement (the "Transaction").

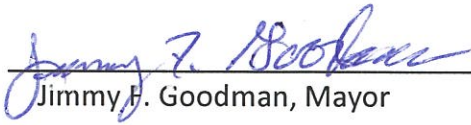
4. The Mayor and City Clerk of the City are hereby authorized and directed to execute and deliver the Agreement in substantially the form presented to the City Council at the time of adoption of this Resolution with such changes or additions thereto or deletions therefrom as the Mayor shall approve, which approval shall be conclusively evidenced by his execution of such instrument. The City Clerk is hereby authorized and directed to affix the corporate seal of the City to such instrument and to attest the same.

5. The officers of the City and any person or persons designated and authorized by any officer of the City to act in the name and on behalf of the City, or any one or more of them, are authorized to do and perform or cause to be done and performed in the name and on behalf of the City such other acts, to pay or cause to be paid on behalf of the City such related costs and expenses, and to execute and deliver or cause to be executed and delivered in the name and on behalf of the City such other notices, requests, demands, directions, consents, approvals, orders, applications, certificates, agreements, further assurances, or other instruments or communications, under the seal of the City, or otherwise, as they or any of them may deem necessary, advisable, or appropriate in order to (i) complete the Transaction and (ii) carry into effect the intent of the provisions of this Resolution and the Agreement.

6. Each act of any officer or officers of the City or any person or persons designated and authorized to act by the City Council or any officer of the City, which act would have been authorized by the foregoing provisions of this Resolution except that such action was taken prior to the adoption of this Resolution, is hereby ratified, confirmed, approved and adopted.

[Remainder Left Blank; Signature Page Follows]

ADOPTED this the 24th day of January, 2023.



Jimmy F. Goodman, Mayor



ATTEST:



Debbie M. Minor, City Clerk

EXHIBIT A
AGREEMENT

Exhibit A

Property Map and Legal Description

EXHIBIT "A"

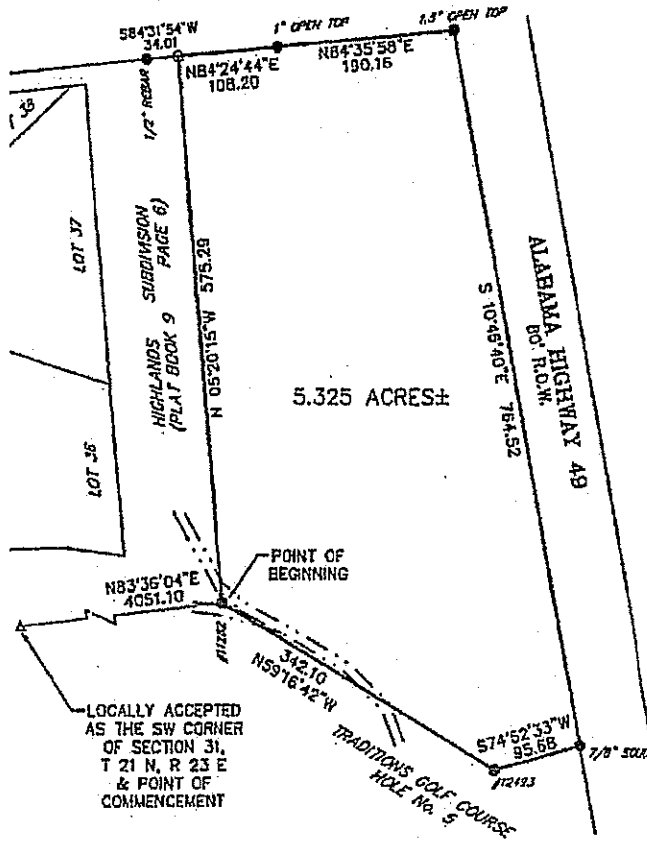
Commence at the Southwest corner of Section 31, Township 21 North, Range 23 East, Tallapoosa County, Alabama; thence North 83° 36' 04" East, 4051.10 feet to a capped pin (#11282) found at the Point of Beginning, said point being on the East line of Highland Subdivision as recorded in Plat Book 9 Page 6 in the Probate Office in Tallapoosa County, Alabama; thence along the East line of said subdivision, North 05° 20' 15" West 575.29 feet to a set rebar; thence North 84° 24' 44" East 108.20 feet to a found 1 inch open top pipe; thence North 84° 35' 38" East 190.16 feet to a 1 ½ inch open top pipe found on the West right of way of Alabama Highway 49 (80 foot right of way); thence leaving said road South 10° 46' 40" East, 764.52 feet to a found 7/8 inch solid bar; thence leaving said road South 74° 52' 33" West along the Northeast said of Traditions Golf Course Hole No. 5, 95.68 feet to a found capped pin (#12493); thence continue along said Golf Course North 59° 16' 42" West 342.10 feet to the Point of Beginning containing 5.325 acres, more or less.

Tallapoosa County Alabama 2022 - Public GIS Web15 - f14.3-s13.0 - TallapoosaAL - 08-01-2022 Parcel Details			
FavLink PRC NewSrch Back Print			
Account Pin STR	671710 : 26231 : 31-21N-23E		
Parcel No:	62 16 09 31 0 008 047.000		
Prop Addr:			
Tax Dist:	01 - County-D1 Exempt.0		
Deed Acres:	5.32ac		
Deed Bk,Pg,Date	330873	0	27-02-2019
Subdivision:			
Owner			
Name:	TRIPLE T INVESTMENTS LLC		
Address:	260 TANGLEWOOD LN		
City, State, ZIP:	DADEVILLE, AL 36853		
Values			
Land Total:			\$28,600
Building & Improvements Total:			\$0
Total Appraised Value:			\$28,600
Yrly Tax:			\$86.33 for 2022



167 47 8

Survey of
North Commercial Lot on Alabama Highway
 Section 31, Township 21 North, Range 23 East
 Tallapoosa County, Alabama



0 50 100

SCALE IN FEET
SCALE 1" = 100'

- 5/8" REBAR SET
 - IRON PIN FOUND
 - △ CALCULATED POINT
- SURVEYED:
DRAWN: 6/6/03

mence at the Southwest corner of Section 31, Township 21 North, Range 23
 Tallapoosa County, Alabama; thence North 83°36'04" East, 4051.10 feet
 capped pin (#11282) found at the Point of Beginning; said point being on
 east line of Highlands Subdivision as recorded in Plat Book 9 page 6 in
 Probate Office in Tallapoosa County, Alabama; thence along the east line
 said subdivision, North 05°20'15" West, 575.29 feet to a set rebar;
 or North 84°24'44" East, 108.20 feet to a found 1 inch open top pipe;
 or North 84°35'58" East, 190.16 feet to a 1 1/2 inch open top pipe found
 the West right-of-way of Alabama Highway 49 (80' R.O.W.); thence along said
 South 10°46'40" East, 764.52 feet to a found 7/8 inch solid bar; thence
 along said road, South 74°52'33" West, along the Northeast side of



Public Notices

PUBLIC NOTICE

NOTICE OF PUBLIC MEETING

**EXHIBIT B
NOTICE**

Notice is hereby given that on January 24, 2023, at 5:30 p.m., Central Time in the Conference Room at Dadeville City Hall, 265 North Broadnax Street, Dadeville, Alabama 36853, the City Council of the City of Dadeville, Alabama (the "City") will hold its regularly scheduled meeting which will constitute a public meeting, to consider, discuss, vote upon, and take action on the adoption of a resolution authorizing and approving the use and grant of public funds under Amendment No. 772 of the Constitution of Alabama (1901) under a Tax Revenue Sharing and Incentive Agreement (the "Agreement") between the City and Triple T Investments, LLC (the "Company"). In the Agreement, the Company pledges to construct and operate an approximately 12,000 sq. ft. grocery store and an approximately 3,000 sq. ft. automatic carwash within the City on a parcel currently containing an approximately 23,000 sq. ft. strip mall (collectively, the "Property"). Contingent upon annexation of the Property into the City and in consideration of such pledges by the Company, the City promises to provide quarterly payments to the Company equal to a certain fixed portion of the sales and use tax revenues collected by the City with respect to taxable sales directly from the businesses located on the Property.

The public benefits sought to be achieved by the proposed grant of public funds are: promoting local economic and commercial development and stimulating the local economy by creating a new grocery and automatic carwash destination for residents and non-residents alike; increasing employment opportunities and creating new jobs in the City; promoting the location of new commercial enterprises in the City by creating new leasable commercial space; increasing the City's tax base which will result in additional tax revenues for the City; and improving general quality of life for City residents who will be afforded a better experience when purchasing daily food staples, all of which inure to the economic health and public welfare of the City.

Members of the public are invited to attend the meeting and submit comments regarding the actions the City Council is considering with respect to the transactions and agreements described in this Notice.

Notice of this public meeting is being published pursuant to the requirements of Amendment No. 772 of the Constitution of Alabama (1901) and all other applicable laws.

Dadeville Record
Jan. 12, 2023

PUBLIC HEARING

Publisher's Certificate of Publication

STATE OF ALABAMA COUNTY OF TALLAPOOSA

Kristy Hunter, being duly sworn, says: That she is General Manager of the Dadeville Record, a weekly newspaper of general circulation, printed and published in Dadeville, Tallapoosa County, Alabama; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

04/06/23, 04/13/23, 04/20/23, 04/27/23

That said newspaper was regularly issued and circulated on those dates.

The sum charged by the Newspaper for said publication does not exceed the lowest rate paid by commercial customers for an advertisement of similar size and frequency in the same newspaper in which the public notice appeared.

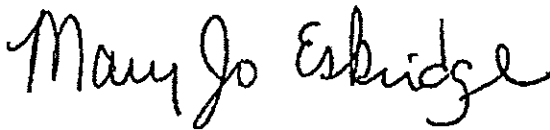
There are no agreements between the Dadeville Record and the officer or attorney charged with the duty of placing the attached legal advertising notices whereby any advantage, gain or profit accrued to said officer or attorney.

SIGNED:

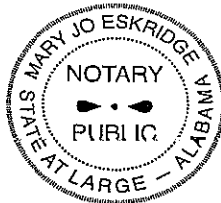


Kristy Hunter, General Manager

Subscribed and sworn to before me this
27th Day of April, 2023



Mary Jo Eskridge, Notary Public
State of Alabama at Large
My commission expires 03-02-2026



Account # 145012
Ad # 1623144

CITY OF DADEVILLE
265 N BROADNAX ST
DADEVILLE AL 36853

PUBLIC NOTICE

A BILL TO BE ENTITLED AN ACT

To alter, rearrange, and extend the boundary lines and corporate limits of the municipality of the City of Dadeville in Tallapoosa County. BE IT ENACTED BY THE LEGISLATURE OF ALABAMA:

Section 1. The boundary lines and corporate limits of the municipality of the City of Dadeville in Tallapoosa County are altered, rearranged, and extended to include within the corporate limits of the municipality, in addition to the lands now included, all of the following territory:

Commence at the Southwest corner of Section 31, Township 21 North, Range 23 East, Tallapoosa County, Alabama; thence North 83 degrees 36 minutes 04 seconds East, 4051.10 feet to a capped pin (#11282) found at the Point of Beginning; said point being on the east line of Highlands Subdivision as recorded in Plat Book 9 Page 6 in the Probate Office in Tallapoosa County, Alabama; thence along the east line of said subdivision, North 05 degrees 20 minutes 15 seconds West, 575.29 feet to a set rebar; thence North 84 degrees 24 minutes 44 seconds East, 108.20 feet to a found 1 inch open top pipe; thence North 84 degrees 35 minutes 38 seconds East, 190.16 feet to a 1-1/2 inch open top pipe found on the West right-of-way of Alabama Highway 49 (80' ROW); thence along said ROW, South 10 degrees 46 minutes 40 seconds East, 764.52 feet to a found 7/8 inch solid bar; thence leaving said road, South 74 degrees 52 minutes 33 seconds West, along the Northeast side of Traditions Golf Course Hole No. 5, 95.68 feet to a found capped pin (#12493); thence continue along said Golf Course, North 59 degrees 16 minutes 42 seconds West, 342.10 feet to the point of beginning, containing 5.325 acres, more or less.

Section 2. In accordance with Section 11-42-6(b) of the Code of Alabama 1975, a map showing what territory is proposed to be annexed to the municipality of the City of Dadeville is on file in the Office of the Judge of Probate in Tallapoosa County, Alabama, and the map is open to the inspection of the public. Section 3. This act shall become effective on the first day of the third month following its passage and approval by the Governor, or its otherwise becoming law.

Dadeville Record:
Apr. 6, 13, 20 and 27, 2023
BILL

NOTICE OF PUBLIC MEETING

Notice is hereby given that on January 10, 2023, at 5:30 p.m., Central Time in the Conference Room at Dadeville City Hall, 265 North Broadnax Street, Dadeville, Alabama 36853, the City Council of the City of Dadeville, Alabama (the "City") will hold its regularly scheduled meeting which will constitute a public meeting, to consider, discuss, vote upon, and take action on the adoption of a resolution authorizing and approving the use and grant of public funds under Amendment No. 772 of the Constitution of Alabama (1901) under a Tax Revenue Sharing and Incentive Agreement (the "Agreement") between the City and Triple T Investments, LLC (the "Company"). In the Agreement, the Company pledges to construct and operate an approximately 12,000 sq. ft. grocery store and an approximately 3,000 sq. ft. automatic carwash within the City on a parcel currently containing an approximately 23,000 sq. ft. strip mall (collectively, the "Property"). Contingent upon annexation of the Property into the City and in consideration of such pledges by the Company, the City promises to provide quarterly payments to the Company equal to a certain fixed portion of the sales and use tax revenues collected by the City with respect to taxable sales directly from the businesses located on the Property.

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