

From: Jeff Rouzie [mailto:jrouzie@cityoffoley.org]
Sent: Thursday, December 29, 2016 11:04 AM
To: Alfred G. Tribby, Jr.
Cc: Michael Thompson; Miriam Boutwell; Ercil Godwin; Katy Taylor
Subject: Re: La Quinta Franchise

Al:

Thank you its really not necessary but just wanted to have it in case.

Ok lets talk about Surplus land sale I believe we can suspend 1st and 2nd readings because we are selling the property at appraised price. So I will ask Council Tuesday night to suspend the readings.

Today I am going to have Kindred a new LOI for the property behind the YMCA and in my letter telling them that the old LOI is no longer valid for up to 5 acres of the Lot 5 located at the Wilson Pecan property. I have discussed this with Kindred and they are delighted to be located behind the YMCA.

Because the lot 5 is in the Cooperative District the old one, not the one we just formed we will need to have a meeting with the Board and have them agree to give that parcel back to the City. This is a formality or process we have to follow. I will try and schedule that meeting for the 3rd as well before the Council meeting but it maybe later that week depending on the Cooperative District Members availability.

*****Rezoning is a process and we will need to get this started asap there should be no objections from the Planning Commission who makes the recommendation to Council and Council approves. The rezoning process takes about 3 months but you are zoned B1-A now so you are fully approved for hotels, restaurants retail or sports facilities. The only reason we are rezoning is to give us more flexibility with signage off premise. I suggest we go ahead and close before the formal rezoning is complete as I see no problem with the rezoning. We have engaged Sawgrass Engineering Ercil Godwin to help with the rezoning as it entails CAFFM, Wolf Bay, City and soon to be Your Property. Worst case scenario if for some reason rezoning did not happen is the City on City property could construct a Pylon sign at Juniper / Stabler and CR 20 and yet to be named North South connector RD.

Once all the items minus the rezoning are completed (which should not take more than a week or two at the most) our Attorney John Dukes will draw up the formal contract based on our mutual agreement. I strongly suggest we use Gulf Shores Title as they are familiar with this property and have recently done a ton of research concerning the Wilson Pecan Property. I am copying Mike, Ercil and Miriam Boutwell on this email so if they have any comments, suggestions or corrections they can correct me.

Al we are excited that You and Prasad are going to build a 107 room La Quanta Del Sol model hotel that is within walking distance of OWA, Sports Facilities, Farmers Market and Tanger. The quicker we can get this facility open the better it will be for all parties and we look forward to working with your team to get this done

One last item that was not on the last MOU is we still want to protect Seafood and BBQ restaurants limiting them to the two existing restaurants that are already operating Wolf Bay and Moe's. Not to say a restaurant can't have some of these items on their menu but the restaurant's main feature would be something other than Seafood or BBQ.

Jeff

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On Wed, Dec 28, 2016 at 7:52 PM, Alfred G. Tribby, Jr. <agtribby@hotmail.com> wrote:

Jeff:

Neither Prasad nor I have a signed copy of the franchise agreement. Both copies were left with Mike Davis after our meeting last Tuesday in Atlanta to be properly countersigned.

I have a call into Mike, but know he was heading to Tampa for Christmas and do not know his return date. I think I have an unsigned copy if that would be of any benefit.

The franchise is for 20 years, is for a Del Sol model with 107 rooms, and will be built with their most current specifications. Additionally, the franchise fee has been fully paid.

I will update you if I receive additional information.

Al