

ENVIRONMENTAL REVIEW REIMBURSEMENT AGREEMENT

THIS AGREEMENT is made as of the ____ day of _____, 2024, by and between the CITY OF SHAKOPEE, MINNESOTA, a Minnesota municipal corporation (the “City”), and RACHEL DEVELOPMENT, INC., a Minnesota corporation (“Rachel”).

WITNESSETH:

WHEREAS, Rachel wishes to develop the Shakopee Gravel Pit and adjacent property, a project including a mixed-use project that includes single family homes, townhome, multifamily, office and retail on property under its control (the “Property”); and

WHEREAS, the Shakopee City Council has Determined that the preparation of an Environmental Assessment Worksheet (“EAW”) is required; and

WHEREAS, Rachel, at its sole cost and expense, shall be responsible for payment to the City and its consultants for the preparation of the EAW, including seeking feedback from reviewing agencies, distribution of documents, and production of draft and final documents in accordance with the procedures and requirements for such documents in Minnesota Administrative Rules Chapter 4410; and

WHEREAS, the City shall be responsible for reviewing the EAW for completeness, approval of the draft EAW for distribution, review and approval of written responses to substantive and timely comments, and processing of the final Environmental Impact Statement decision need through the City approval process (“Scope of Work”). It is anticipated that the cost to the City to complete the Scope of Work will be \$60,650, but the final cost may vary from this estimate.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and obligations set forth herein, the parties agree as follows:

Rachel will reimburse the City for all costs incurred to complete the Scope of Work as described above. Termination of this agreement shall not impair Rachel’s obligation to pay reasonable costs incurred by the City before the date of termination.

By:_____ Date:_____

By:_____ Date:_____
William H. Reynolds, City Administrator
City of Shakopee

Witnessed by _____, this _____ day of _____, 2024.