



**CITY COUNCIL  
MEMORANDUM**



<p><b>ITEM:</b> Ordinance 2026-04: An Ordinance Approving a Redevelopment Agreement with the City of Monticello and Heath Properties LLC for the property at 1056 S. Market Street.</p>	<p><b>DEPARTMENT:</b> City Administration</p>
<p><b>AGENDA SECTION:</b> New Business</p>	<p><b>SUBMITTED BY:</b> Callie McFarland, Director of Community &amp; Economic Development</p>
<p><b>ATTACHMENTS:</b> <input checked="" type="checkbox"/> ORDINANCE <input type="checkbox"/> RESOLUTION <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS</p>	<p><b>DATE:</b> January 5, 2026</p>

**BACKGROUND:**

The following is a submittal for the Spring, 2026 Monticello Building Improvement Grant Program. The Building Improvement Grant Review Committee met, discussed and recommended approval of the following project:

**Applicant:** Heath Properties LLC  
Vacant Lot

**Project Description:**

The owner of the property would like to make the following Improvements:  
-Construct a commercial building for a business use (Just Hamburgers)

**Estimated Construction Window:** 2026

**Estimated Project Cost:** \$684,723

**Recommended Reimbursement:** 50% of the total cost, up to \$10,000

**RECOMMENDED ACTION:**

It is recommended that the City Council approve this ordinance at the January 12, 2026 City Council meeting.