

Graymoor-Devondale

MINUTES OF SPECIAL MEETING

July 29, 2024

A special meeting of the Graymoor-Devondale City Council was held at the Graymoor-Devondale City Office, 1500 Lynn Way.

CITY OFFICERS PRESENT: Mayor John Vaughan, Council Members Angela Coan, David Meiners, Mark Sites and David Wilson. **ALSO PRESENT:** City Attorney John Singler and City Clerk Nancy Perito. **ABSENT:** Council members Michael Allen and Alan Bryant.

GUESTS PRESENT: Developers Scott Hagan, Layson Hagan and Tommy Edwards and Attorney Tim Eifler.

PRESENTATION BY SCOTT HAGAN: Scott Hagan provided an update to the Bull Run Development construction. The anticipated date for completion is November, 2024. The Bull Run Development provides a buffer between the single family homes of Graymoor-Devondale and the development plan of the nineteen and a half acres known as Providence Pointe. Hagan bought the property in 2006 and a development plan was approved but never built, due to the economic downturn of 2008-2012. The development plan was later changed from a multi-use plan to include retail and office space to a 520 unit residential plan. The plan includes both four and three story buildings.

Scott Hagan stated that the costs associated with the project are becoming too expensive to absorb because they are required to make off-site road improvements to Herr Ln. and two on site detention basins. The development would require Herr Ln. being widened to three lanes to include dedicated turn lanes which may involve the relocation of utilities. This could amount to a \$6,000,000 road improvement.

Scott Hagan is asking for Providence Pointe to be annexed into Graymoor-Devondale. The annexation would take place through local ordinance. The annexation would create the financial vehicle to make the necessary road improvements. It would take the property off the tax roles for an abatement period. Graymoor-Devondale would get a portion of the agreed upon tax incentive.

The process for annexation would include an Informal Meeting, Draft an Inducement Resolution and pass an Annexation Ordinance. The benefit to the developer would be the tax abatement and police protection. The benefit to Graymoor-Devondale would be an annual agreed upon payment in lieu of property tax revenue, insurance premium taxes and business license taxes.

The timeline for Providence Pointe would be approximately two years away for breaking ground. Providence Pointe could not be occupied without the road improvements.

Mayor Vaughan stated adding Providence Pointe would significantly add to Graymoor-Devondale's population which is currently about 2800. The addition of Bull Run occupancy would push the

population over 3000. He stated that if the Council decides to pursue the annexation, the process would take about 90 days. It could be done by the end of 2024. He stated this is an option for generating revenue into the future.

The full Council will take up this issue at its regular meeting on August 20, 2024.

There being no further business to discuss, the meeting was adjourned.

Respectfully Submitted,

Nancy Perito, City Clerk

Approved by

John Vaughan, Mayor