

# Ovio

## *Development Agreement*

City Council Study Session  
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- Redevelopment of 4.05± acres at 1830 West Main Street, near Dobson Road
- Urban, market-rate, mixed-use development
  - One building, five stories
  - Approximately 285,890 SF
- 191 market-rate apartments
- Approximately 5,700 SF ground-floor commercial



## TOTAL ECONOMIC IMPACT



**28 Jobs**

Permanent  
Mesa Jobs



**\$5.2 M**

City, county & state  
tax revenue

## MESA FISCAL IMPACT



**\$920,310**

New tax revenue  
to the City



**\$500,000**

Contribution to City's  
redevelopment  
priorities



**\$520,000**

Minimum  
construction  
sales tax



**\$80,000**

Net rent to City  
over 8 years



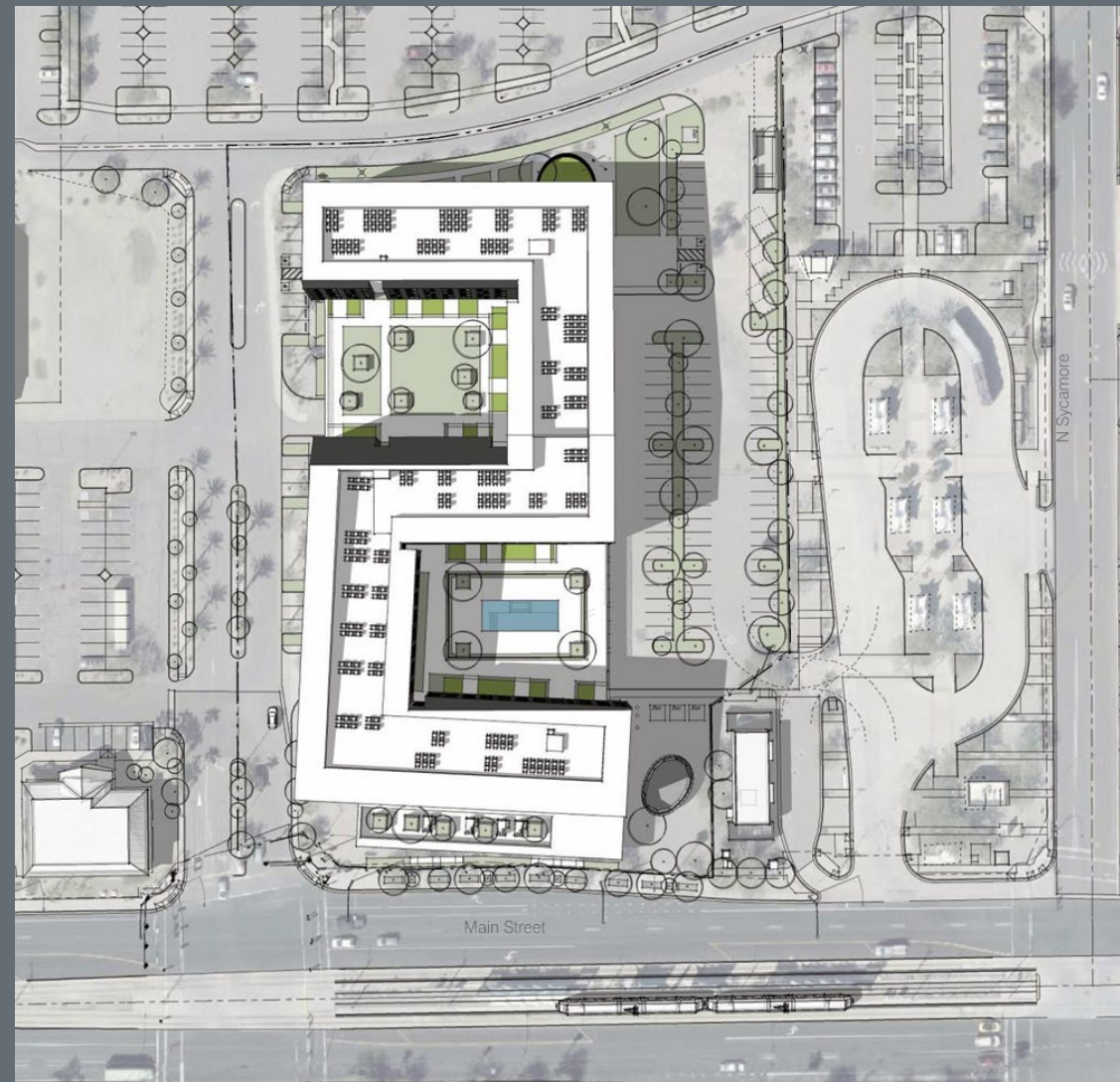
**191**

New residential  
City utility users

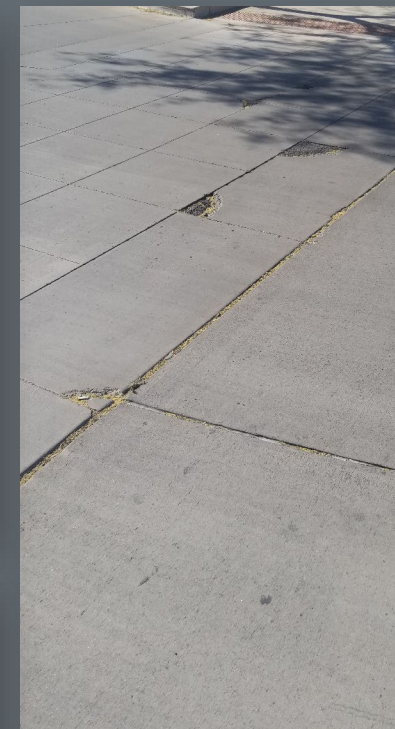
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- The image displays two architectural elevations of a proposed building. The top drawing is the West Elevation, showing a long, multi-story building with a dark facade and numerous windows. The bottom drawing is the South Elevation, showing a similar building from a different angle, also with a dark facade and many windows. Both elevations include detailed annotations for window types, heights, and setbacks.



- Design and Construction of minimum private improvements by July 1, 2027
- Design and Construction of public improvements by July 1, 2027
  - Enhanced landscaping
  - Bus transit center improvements
  - Perpetual maintenance of improvements
    - Main Street trees
    - Ironwood Drive improvements
- Dedicate sidewalk and vehicular easement
- Use City water, sewer, solid waste, and natural gas utilities



- One-time in-lieu payments to school districts:
  - \$74,854 — Mesa Public Schools
  - \$12,762 — Maricopa Community College District
  - \$589 — East Valley Institute of Technology
- \$500,000 — One-time payment to City for redevelopment priorities
  - Potential funding source for restaurant incubator
- Transit Center improvements
  - Demolition of a restroom facility
  - Sidewalk, paver and curb replacement, irrigation, and landscaping
  - TPSS Improvements (Traction Power Substation serving Light Rail)
  - Pedestrian crossing and ramp modifications





## CITY OBLIGATIONS

Upon project completion, Mesa commits to four key obligations under the DA and GPLET terms.

1

### **Provide eight-year tax abatement**

Approval of a GPLET lease agreement upon developer completing all public and private improvements

2

### **Accept Title to Public Improvements**

Accept title to all dedicated public improvements made as part of the project

3

### **Provide Municipal Utility Services**

Provide water, sewer, solid waste, and natural gas services to the project

4

### **Provide Customized Plan Review**

Provide a customized review schedule for Ironwood Drive and public improvements



An architectural rendering of a modern, multi-story building at dusk. The building features a dark, textured facade on the ground floor and upper levels, with large glass windows and doors. The ground floor appears to be a commercial space with large glass windows. The upper floors have a mix of solid dark panels and glass windows. The building is set against a twilight sky. In the foreground, there is a street with a few people walking, a person on a bicycle, and some trees. The text "DISCUSSION AND QUESTIONS" is overlaid in the center of the image.

# DISCUSSION AND QUESTIONS