

Ovio

Development Agreement

City Council Study Session
July 16, 2026

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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

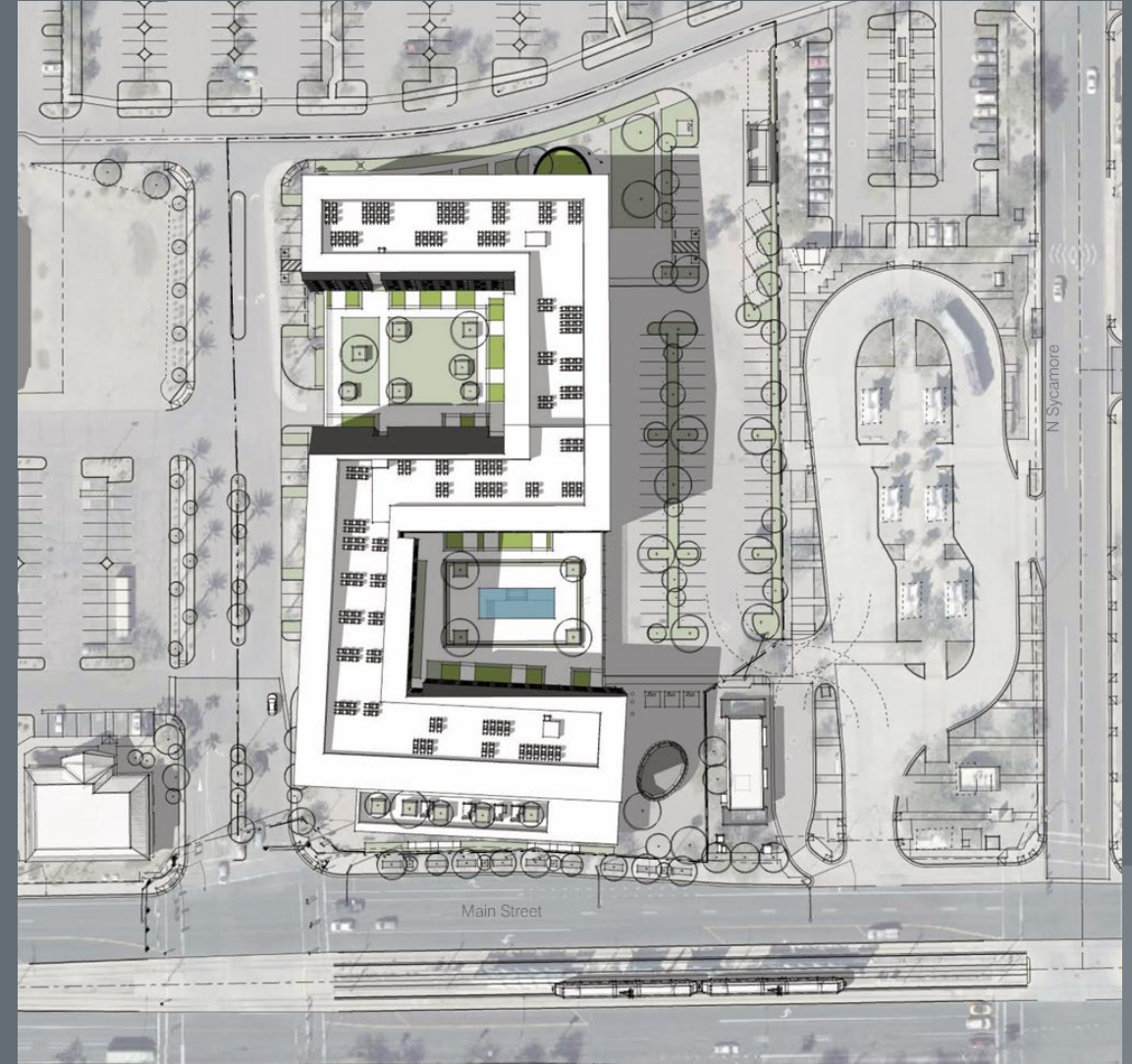


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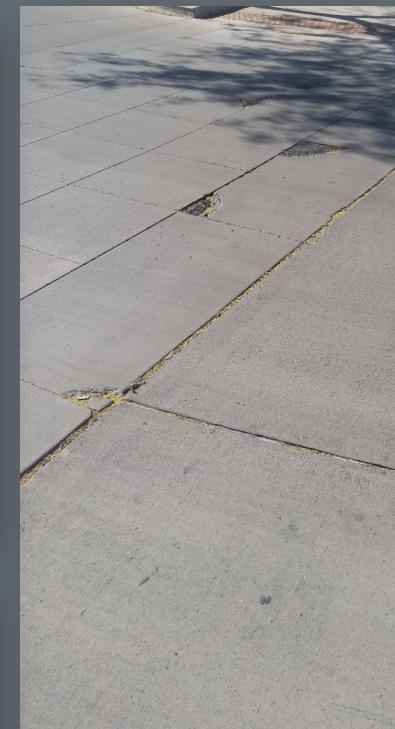
New residential
City utility users

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- 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