

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: May 11, 2026

FROM: Dale Perryman, P.E., Town Engineer

SUBJECT: First Amendment to the Development Agreement for a Time Extension of Two and One-Half Years for Grove Square, Case #220492

INTRODUCTION:

The purpose of this agenda item is to consider the approval of the First Amendment to the Development Agreement for a two and one-half year (2.5) time extension for Grove Square. (Exhibit 1)

BACKGROUND:

- The Planning Commission (PC) approved the Preliminary Subdivision Plat on December 7, 2023.
- A 2.32-acre Future Development Tract was included with the approval of the Development Agreement. The Future Tract contains three (3) duplex structures (six dwellings) located on West South Street.
- The Development Agreement was approved by the BMA on May 28, 2024.
- On April 1, 2026, the Developer presented a letter requesting an amendment to the DA to extend the expiration date. (Exhibit 3)

DISCUSSION:

The Development Agreement (DA) for Grove Square will expire on May 28, 2026, unless construction has begun. The Developer is in the process of making final plans to commence construction; however, site work is not anticipated to begin before the expiration date. Substantial inflation and other economic conditions are cited as reasons for delaying the construction. With improvement in these economic conditions, the Developer is ready to move forward. He is requesting a two and one-half year extension to the DA, making the expiration date December 7, 2028.

STAFF RECOMMENDATION: Staff recommends approval of the requested extension as submitted.

BUDGET IMPACT:

There is no impact to the budget.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map](#)
[Exhibit 2 - Signed Amendment](#)
[Exhibit 3 - DA Extension Request Letter](#)

PROPOSED MOTION:

To approve the First Amendment to the Development Agreement for a time extension of two and one-half years for Grove Square (Exhibit 2)

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						