

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: October 12, 2026

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

SUBJECT: First Amendment to the Development Agreement for Civic Center Office Park, Case #219394

INTRODUCTION:

The purpose of this agenda item is to consider approval of the First Amendment to the Development Agreement for Civic Center Office Park changing the Developer/Owner from Civic Development to JML CRE, LLC.

BACKGROUND:

The Development is located on the south side of Civic Center Drive, west of Market Boulevard, as shown on Exhibit 1. The Board of Mayor and Aldermen approved the Development Agreement on May 23, 2022. The Development currently includes 11 buildings located on approximately 4.66 acres.

DISCUSSION:

JML CRE, LLC is in the process of acquiring the property from Civic Development and will develop it according to the original Development Agreement. They plan to close on the sale mid to late October 2026. The new developer is in agreement with the approved conditions outlined in the Development Agreement. Upon closing JML CRE, LLC will provide a new letter of credit.

Staff Recommendation: Staff recommends the approval of the First Amendment to the Development Agreement pending the closing of the sale of the property Exhibit 2 & 3.

BUDGET IMPACT:

There is no budget impact.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map.pdf](#)

[Exhibit 2 - Signed Request for Amendment - 09-02-26.pdf](#)

[Exhibit 3 - Signed Amendment.pdf](#)

PROPOSED MOTION:

To approve the first Amendment to the Development Agreement for Civic Center Office Park – Case #219394

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						