

RESOLUTION NO. 2024-314-R

A RESOLUTION AUTHORIZING DEVELOPMENT AGREEMENT WITH DAVIDSON HOMES, LLC & SECOND WIND LAND COMPANY, LLC

BE IT HEREBY RESOLVED by the City Council of the City of Madison, Alabama, as follows:

Section 1. Findings of Fact; Definition of Terms

The City Council (the “Council”) of the City of Madison, Alabama (the “City”), upon evidence duly presented to and considered by it, does hereby find, determine, and declare that:

- (a) Davidson Homes, LLC, (the “Developer”) has presented a proposal to the City for the construction of a phased residential development, and preservation of publicly accessible open space located on approximately 89.27 acres of land owned by Lilyland Holdings, LLC (the “Owner”) and located in the City of Madison (the “Project”).
- (b) Developer has submitted to the Council a Development Agreement (the “Development Agreement”), which will provide for the development of the subdivision in phases, with construction of the first phase of the single-family lots to begin no earlier than November 2024, and no certificate of occupancy prior to January 1, 2026. The Development shall contain no more than 198 units.
- (c) The Project will comply with the West Side Master Plan and City’s Growth Policy for Residential Development in that the proposed zoning designation is Residential Cluster District Number 2, the Project will be phased, and the Project will set aside a minimum of 20 percent of the site as open space.
- (d) It is in the interest of the city that the City support the Project in order to provide additional open space and recreation facilities, as well as increased tax revenues for the City.
- (e) Pursuant to Alabama Code Section 11-45-1, the City may adopt resolutions and ordinances to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of the inhabitants of the municipality. The Project’s proposed preservation and accessibility of open space, as well as the pacing of the Development, all as provided for in the Development Agreement will promote the health, safety, and welfare of the residents of the city.

Section 2. Authorization of Development Agreement

The execution and delivery of, and the performance by the City under, the Development Agreement are hereby authorized and approved. The Mayor is authorized and directed to execute and deliver the Development Agreement on behalf of the City, said Development Agreement to be in substantially the form presented to the Council this date and identified as “Development Agreement,” and the City Clerk-Treasurer is hereby authorized to appropriately attest the same.

Section 3. Further Actions

The Mayor and City Clerk are hereby authorized and directed to execute, seal, attest, and deliver such other agreements, undertakings, documents, and certificates incidental or related to the Development Agreement and the actions contemplated within it, and to take such other actions as shall be necessary and appropriate to carry out the transactions that this Resolution contemplates.

READ, PASSED, AND ADOPTED at a regularly scheduled meeting of the City Council of the City of Madison, Alabama, on this 23rd day of September, 2024.

Ranae Bartlett, Council President
City of Madison, Alabama

ATTEST:

Lisa Thomas, City Clerk-Treasurer
City of Madison, Alabama

Approved this ____ day of September, 2024.

Paul Finley, Mayor
City of Madison, Alabama