

# COUNCIL MINUTES

April 1, 2002

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on April 1, 2002 at 4:30 p.m.

## COUNCIL PRESENT

Mayor Hawker  
Jim Davidson  
Bill Jaffa  
Dennis Kavanaugh  
Pat Pomeroy  
Claudia Walters  
Mike Whalen

## COUNCIL ABSENT

None

## OFFICERS PRESENT

Mike Hutchinson  
Debbie Spinner  
Barbara Jones

### 1. Review items on the agenda for the April 1, 2002 Regular Council Meeting.

All of the items on the agenda were reviewed by Council and Staff with no formal action taken. There was specific discussion relative to the following agenda items: Agenda Item 2.1, (reappointment of Magistrate Michelle Lue Sang) was placed on the Consent Agenda; Mayor Hawker declared conflicts of interest on agenda items 4f (Val Vista Drive Improvements, McDowell to South Canal); 4g (Ellsworth Road Sewer Line); 4h (Desert Well No. 12). Councilmember Whalen declared a conflict of interest on agenda item 6c (Authorizing the City Manager to sign, submit applications to receive entitlement funds under the Housing & Community Development Act).

### 2. Discuss and consider modifications to the retail requirement on the ground floor of the former Bank One Building (One North Macdonald).

Redevelopment Director Greg Marek and Senior Redevelopment Specialist Patrick Murphy addressed the Council relative to this agenda item. Mr. Marek noted that previous Requests for Proposals (RFP's) issued for the redevelopment of the former Bank One Building (One North Macdonald, Redevelopment Site No. 21) required retail/restaurant uses on the ground floor of the building. Research relative to whether other cities require retail/restaurant on the ground floor areas of building such as the one currently under discussion has indicated that the cities typically do not require 100% of the ground floor to be devoted to retail uses. Rather, they require a certain percentage of the floor area (on average 50% is required). Mr. Marek stated that although staff agrees that retail/restaurant development is an important component of downtown redevelopment, he believes that 100% is difficult to attain. He added that he has had discussions with Mesa Town Center Executive Director Tom Verploegen relative to the possibility of "encouraging" rather than "requiring" retail/restaurant on the ground floor of the building and said that Mr. Verploegen supports this concept.

Councilmember Kavanaugh thanked Mr. Murphy for the research he has performed and said that he supports staff's recommendations.

MOVED BY COUNCILMEMBER KAVANAUGH, seconded by COUNCILMEMBER POMEROY, that staff's recommendation that the City of Mesa "encourage" retail/restaurant on the ground floor of the former Bank One Building, rather than require it, be approved.

Councilmember Walters said that she has been one of the most vocal members of the Council regarding requiring retail/restaurant uses on the ground floor of the building but said that after discussing this issue with Mr. Hunter of Hunter Interests, Inc., she believes that there are some other businesses that may generate the foot traffic that the area needs. She also pointed out that some of Mesa's neighboring cities do require retail/restaurant uses on the ground floor.

Councilmember Pomeroy stated that he believes retail development will naturally occur at some point and should not be forced. He said he will support the motion.

Vice Mayor Davidson stated the opinion that ultimately what the City is trying to achieve downtown is to get people to live and work there and said that retail on the ground floor is an important way to accomplish that. He added that he greatly respects the advice that has been solicited by Staff in this matter and will therefore vote in support of the motion.

In response to a question from Mayor Hawker, Mr. Marek said that several developers have expressed an interest in the property and stated the opinion that "encouraging" rather than "requiring" retail/restaurant development on the ground floor will be of great benefit in attracting qualified developers. He added that it is staff's intention to "give weight" to those developers who do propose retail development on the main floor. He reported that it cost the City \$1.3 million to purchase the building and an additional \$480,000 was spent on asbestos removal.

Councilmember Jaffa said that he appreciates the work that has gone into this proposal and said that although he was disappointed that the first redevelopment project for this site did not come to fruition, he believes that the product being proposed at that time was not in line with the City's overall goals for the future.

Councilmember Kavanaugh commented that staff is hoping to locate an investor who can invest a minimum of \$4.5 to \$5.5 in the project. Mr. Marek added that the investors are given this figure and told that this amount is the minimum and the amount could go much higher.

Carried unanimously.

Mayor Hawker commented on the importance of securing a successful project for that site and wished staff good luck in their efforts.

3. Hear reports on meetings and/or conferences attended.

Mayor Hawker commented on his attendance today at a MAG Regional Air Space Policy (RASP) Committee meeting.

Councilmember Walters briefed the Council on a tour she took of Pinal County along with MAG. She recommended that the City Manager over the next few months schedule tours for the members of the Council to look at that area as well and said the tours will be very worthwhile. She added that it might be a good idea to discuss flood control issues at that time as well.

Councilmember Whalen commented on the recent successful completion of the Cubs' Spring Training season in Mesa and noted that Mesa finished second in attendance this year, second only to Scottsdale.

Mayor Hawker thanked Councilmember Whalen, on behalf of the Council, for all of the hard work he has expended in connection with the multi-purpose stadium facility.

4. Scheduling of meetings and general information.

City Manager Mike Hutchinson stated that the meeting schedule is as follows:

Thursday, April 4, 2002, 7:30 a.m. – Joint Breakfast Meeting with Mesa School Board

Thursday, April 4, 2002, 4:00 p.m. – Special Council Meeting

Tuesday, April 9, 2002, 4:30 p.m. – Joint Meeting & Tour with the Town of Gilbert

Thursday, April 11, 2002, 7:30 a.m. – Study Session

Monday, April 15, 2002 – Study Session and Regular Council Meeting

Thursday, April 18, 2002 – Study Session

5. Prescheduled public opinion appearances.

There were no prescheduled public opinion appearances.

6. Adjournment.

Without objection, the Study Session adjourned at 5:36 p.m.

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KENO HAWKER, MAYOR

ATTEST:

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BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 1<sup>st</sup> day of April 2002. I further certify that the meeting was duly called and held and that a quorum was present.

lgc

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BARBARA JONES, CITY CLERK