

**CITY OF MESA
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE
STUDY SESSION**

DATE: July 18, 2002 **TIME:** 7:00 a.m.

MEMBERS PRESENT

Dave Wier, Chair
Art Jordan, Vice Chair
Theresa Carmichael
Mark Reeb
Terry Smith

STAFF PRESENT

Katrina Bradshaw
Tony Felice
Greg Marek
Amy Morales
Patrick Murphy

OTHERS PRESENT

MEMBERS ABSENT

Vince DiBella
Deb Duvall
Wayne Pomeroy
Charles Riekema

1. Call to Order

The July 18, 2002 study session of the Downtown Development Committee was called to order at 7:03 a.m. in the Gold Room of the lower level City Council Chambers located at 57 E. First Street by Chair Wier.

2. Discuss items on the agenda for the Regular Meeting.

Rehabilitation Code

Mr. Marek explained that the Building Department has been working on creating a Rehabilitation Code for Mesa. He explained that the groundwork for the code that they have proposed is based on the Uniform Code for Building Conservation of 1997. This is the same code that New Jersey initially used when formulating their Rehabilitation Code. He explained that one of the most significant benefits to having this new code is that it will contain "hazard categories." This new system says that, instead of requiring property improvements when a change of occupancy occurs, it breaks down occupancy by hazard category allowing the grandfather clause to remain in effect for uses that are in the same hazard category or lower. If the occupancy or use qualifies under a higher hazard category, then the improvements would have to be made to the property. Mr. Marek explained that this system does not apply to new improvements or new renovations to the building which are required to meet current code. Mr. Marek explained that the City will be applying several recent projects to the new code in order to provide examples as to how well the new code will work. Mr. Marek said he is looking for feedback from the Board on any comments or concerns that they have so he can relay those back to the team who is drafting this document.

Mr. Reeb asked what impact the Downtown Development Committee has in relation to this ordinance.

Mr. Marek said the draft Ordinance will be considered by the Downtown Development Committee who will forward a recommendation to the City Council.

3. Update on applications and projects

Nile Theater – The County Attorney is pursuing legal action against the Nile Theater with charges for being a criminal nuisance property. This is due to numerous incidents where they have been cited for violations. The County Attorney has given the owners of the Nile a list of requirements that they must comply with. The Nile has appealed these requirements and so a hearing has been scheduled in which Tom Verploegen and Patrick Murphy will have to testify.

Ms. Smith asked what were the possible penalties that could be evoked.

Mr. Murphy said the owners could lose their property or face jail time.

4. Director's Report, Greg Marek

None

5. Board Member Comments

None

6. Adjournment

With there being no further business, this meeting of the DDC was adjourned at 7:24 a.m.

Respectfully Submitted,

Mr. Gregory J. Marek, Director of Redevelopment
Minutes prepared by Katrina Bradshaw