

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

**DATE:** March 20, 2003 **TIME:** 7:00 a.m.

**MEMBERS PRESENT**

Dave Wier, Chair  
Art Jordan, Vice Chair  
Theresa Carmichael  
Vince DiBella  
Robert Fletcher  
Wayne Pomeroy  
Chuck Riekema

**STAFF PRESENT**

Katrina Bradshaw  
Tony Felice  
Greg Marek  
Amy Morales  
Patrick Murphy  
Bryan Raines

**OTHERS PRESENT**

**MEMBERS ABSENT**

Mark Reeb  
Terry Smith

**1. Call to Order**

The March 20, 2003 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.**

**Discuss and consider Case No.CZ03-001TC (Rezoning, Special Use Permit, and Variance) for the proposed relocation of City Well Site No. 10 located at 219 and 225 South Robson.**

Mr. Murphy said that a memo was included in the packet explaining that Engineering has requested a change to the landscape plan. They would like to eliminate the grass in order to alleviate budget constraints and continue efforts in water conservation. Mr. Murphy said that if the Board agrees with this change then staff would suggest adding an additional stipulation to the motion requesting that the Redevelopment Office approve a final landscape plan prior to the completion of the construction plans for the project.

**Discuss and consider the Council Use Permit Case No. CUP03-002TC for a newspaper establishment at 120 West First Avenue and 27 South Robson.**

Mr. Marek explained that the entire Tribune site is included in this Council Use Permit application in order to bring the legal-nonconforming use into compliance.

**Discuss and Consider Design Review Case DR03-001TC for a commercial office building at 36 West 3rd Place and 37 West University Drive.**

Mr. Pomeroy commented that this was a good infill project.

### **Discuss and Consider Draft Agreements for the Arizona Bronze Project.**

Mr. Marek explained that the agreements are still in draft format and staff is soliciting comments and feedback from the Board before the final agreement is drafted.

Mr. Riekena asked if there is any financial security for the City in case the artist defaults or is unable to complete the statue due to disability, death, etc.

Mr. Felice stated that the Deed of Trust addresses the issue of default.

Mr. Marek added that the transfer of property title will not occur until the financial obligations are met.

Mr. Pomeroy said he noticed that there is a performance schedule in the Development Agreement but not in the Artist Agreement.

Mr. Marek said the Real Estate Purchase Agreement is the umbrella agreement for the Artist Agreement, Performance Schedule, Development Agreement, etc. and ties them all together.

Mr. Jordan asked who will monitor the contracts and take the lead to ensure that all obligations are met.

Mr. Marek said the Public Arts Program will be responsible for implementing the Arts Agreement and will ensure that the value of the sculpture is verified.

Mr. Fletcher asked if the consensus is to have one sculpture as opposed to multiple sculptures. Mr. Felice said the preferred option is that the signature sculpture be one sculpture.

Mr. Jordan said he feels confident that the Arts Program can be relied upon for the responsibility of appraising the sculpture, however, he would like to see other entities be included in this process to ensure a broader perspective and opportunity for feedback from non-arts people.

Mr. Riekena felt there should be some sort of tie between the Deed of Trust and the valuation of the signature sculpture. He also felt that the Redevelopment Office should be included in the approval of the sculpture along with the Arts Program. He pointed out that the draft agreements only give that power to the Arts Program.

Mr. Jordan added that a Deputy City Manager should also be included in the decision making process.

Mr. Raines said it was a good suggestion to keep a Deputy City Manager involved in the decision. He pointed out that Gerry Fathauer, Arts and Cultural Director, reports directly to Debra Dollar, Deputy City Manager.

Mr. Pomeroy asked that the Permanent Sculpture Panel also be included in the process of evaluating the signature sculpture since it would become a permanent sculpture in Mesa's downtown.

**Discuss and Consider Draft Disposition and Development Agreement between the City of Mesa and John C. Giles for the Mitten House at 238 West 2nd Street and between the City of Mesa and Mesa Violin Studios for the Pomeroy House at 213 N. Morris Street.**

Mr. Marek stated that the City will be guaranteed the integrity of the homes as historic structures through a Deed of Conservation Easement.

**3. Update on applications and projects and Directors Report**

None

**4. Director's Report**

Mr. Marek asked the Board members when they would like to reschedule the DDC Retreat. Most of the Board members said they were available on Wednesday, April 9<sup>th</sup>.

**5. Board Member Comments**

None

**6. Adjournment**

With there being no further business, this meeting of the DDC was adjourned at 7:28 a.m.

Respectfully Submitted,

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