

# REDEVELOPMENT COMMITTEE MINUTES

May 2, 1996

The Redevelopment Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on May 2, 1996, at 2:02 p.m.

## COMMITTEE PRESENT

Jerry Boyd, Chairman  
Joan Payne  
Jim Stapley

## COMMITTEE ABSENT

Julie Pace  
Stan Troutman

## COUNCIL PRESENT

Farrell Jensen  
Dale Johnson

## STAFF PRESENT

C.K. Luster  
Wayne Balmer  
Cindy Barris  
Neal Beets  
Tanya Collins  
Elva Fimbres  
Mike Hutchinson  
Harry Kent  
Ellen Pence  
Bryan Raines  
Harold Stewart  
Others

## OTHERS PRESENT

Jim Davidson  
C. Max Killian  
Victor Linoff  
Dan Nowicki  
Ron Peters  
Others

Chairman Boyd excused Committeemember Pace and Committeemember Troutman from the meeting.

1. Consider a recommendation from the Downtown Development Committee that the City accept the proposal from Brown & Brown Chevrolet for the redevelopment of Site 14.

Community Development Manager, Wayne Balmer provided an overview of the sole response to the Request for Proposal received from Brown & Brown for the redevelopment at the northwest corner of Main Street and Hibbert. Mr. Balmer advised that acceptance of the proposal from Brown & Brown Chevrolet for the redevelopment of Site 14 is recommended by the Downtown Development Committee and staff.

Discussion ensued relative to issues and concerns regarding the proposal submitted by Brown & Brown. Mr. Balmer addressed conditions for approval recommended by staff: (1) that the land be sold to Brown & Brown Chevrolet as outlined in its proposal and as modified by the letter dated April 2, 1996 from C. Max Killian; (2) that the land be sold upon Brown & Brown's agreement to repay the City the difference between the amount paid for the land (as allowed

in Condition #1) and the actual cost of acquiring the land for resale to Brown & Brown if the property is sold and/or new vehicle sales no longer occur on the site within ten years of the close of escrow. Repayment would be ten percent of the City's cost per year, for each year remaining in the ten year period; (3) that the City and Brown & Brown enter into a binding agreement prior to May 20, 1996, which states that Brown & Brown Chevrolet will purchase the property from the City of Mesa once the City has acquired all of the property within Redevelopment Site No. 14; (4) that Brown & Brown acquire a building permit for construction of the new facilities proposed for the site within 6 months from the date of the City's notification that the property is available for transfer and obtain a certificate of occupancy within 18 months following the issuance of the building permits. Should this timetable not be adhered to, Brown & Brown will reimburse Mesa one percent of its total purchase price for the properties per month, for each month after the 18th month, until such time as the Certificate of Occupancy has been obtained; (5) that the development plan be approved, subject to the conditions set forth in Case No. CUP96-1TC; and (6) that the applicant agree to pay the standard building permit and meter fees. The staff would support the waiver of the water and sewer development fees as proposed by the applicant. Chairman Boyd requested an estimate of the cost of the fees proposed to be waived.

The Committee and staff spoke concerning a purchase versus a lease option. Mr. Balmer explained that the applicant is interested only in the purchase option, therefore, the lease option has not been discussed. City Attorney Neal Beets stated support of the purchase option based on the ongoing improvement and liability issues that are involved in leasing.

In response to a question by Chairman Boyd, Mr. Balmer stated that purchases similar to the one being discussed today have occurred in the past, but added that the difference with this purchase proposal involves the income stream.

a. Consider Case No. CUP96-1TC to allow the expansion of an existing vehicle sales operation in the Town Center.

Mr. Balmer advised that approval of a Council Use Permit to allow the expansion of an existing auto sales operation in the Town Center Core Zoning District is recommended subject to code compliance, provision of a Special Use Permit application for a sign comprehensive plan, provision of an off-site location not in the public right-of-way for the delivery of vehicles, on-site parking for customers and employees, lighting on the garage structure, and volume controlled loudspeakers.

Discussion ensued relative to the historic Sun Valley Motel. Mr. Balmer stated documentation and removal of the Sun Valley Motel are recommended by staff and a majority of the Downtown Development Committee.

C. Max Killian, attorney for the applicant, assured the Committee that all conditions for approval of a Council Use Permit are acceptable and appropriate.

It was moved by Committeemember Stapley, seconded by Committeemember Payne, that the proposal submitted by Brown & Brown Chevrolet for the development of Site No. 14, subject to

the conditions, outlined including a Council Use Permit, be forwarded to the full Council for discussion and review.

Chairman Boyd declared the motion carried unanimously by those present.

2. Consider a proposal to amend the conditions of approval for the Paz de Cristo Council Use Permit.

Mr. Balmer explained that the ordinance adopted by Council two years ago for Paz de Cristo to build a facility on Broadway included a stipulation that the program be reviewed in two years to address any issues and concerns that may develop. Mr. Balmer stated that staff recommends a proposal to amend the conditions of approval for the Paz de Cristo Council Use Permit.

Special Programs Director Tanya Collins stated that the Town Center Corporation Board of Directors is in support of this proposal, and added that discussions between the neighbors and Paz de Cristo have resulted in a consensus to proceed with the changes contained in the ordinance to continue developing a cooperative relationship. Chairman Boyd commended staff, the neighborhood, and Paz de Cristo for working together in this effort.

Discussion ensued regarding the proposed annual review of the operation over the next two years and the identification of individuals served by the facility.

It was moved by Committeemember Stapley, seconded by Committeemember Payne, that the proposal to amend the conditions of approval for the Paz de Cristo Council Use Permit, be forwarded to the full Council for discussion and review.

Chairman Boyd declared the motion carried unanimously by those present.

City Manager Charles Luster commended Ms. Collins for her assistance.

3. Hear from Julie Pace, Chairman of the Downtown Development Committee, concerning funding for various projects.

In the absence of Downtown Development Committee Chairman Julie Pace, Downtown Development Committeemember Jim Davidson provided an overview of prioritized capital budget redevelopment projects, along with preliminary budget estimates. Mr. Davidson suggested that additional monies needed relative to Site No. 14 be obtained from contingency funds. Mr. Davidson emphasized the importance of an urban high school as a component of downtown development.

Chairman Boyd and City Manager Charles Luster expressed concern regarding the proposed use at this time of funds for Site 14.

Mr. Davidson responded to questions from the Committee relative to Main Street streetscape improvements. Mr. Davidson advised that each of the projects outlined is in keeping with the Vision Statement and Connections Report.

Community Development Manager, Wayne Balmer stated that the priorities were established as guidelines for FY 1996-97 budget allocations.

4. Review proposed Glenwood/Wilbur Historic District.

Community Development Manager Wayne Balmer advised that neighborhood property owners have obtained the required number of signatures needed to qualify for consideration as a historic district, and that to date only one written protest from a property owner has been received regarding the proposed designation. Mr. Balmer stated that staff recommends consideration of this district designation by Council and introduction of a corresponding ordinance.

Mr. Balmer provided the Committee with a map outlining the proposed Glenwood/Wilbur Historic District area. Discussion ensued relative to the designated boundaries and the potential for boundary changes.

In response to a question from Chairman Boyd, Mr. Balmer stated that redevelopment of a local historic district does not change zoning or land uses.

Chairman Boyd expressed concern regarding to any boundary changes that may occur in the Voit Companies project of the Northeast Quadrant Development that would interfere with the district designation in question and referred to the memorandum submitted from the Mesa Town Center Corporation (See Attachment I)

Committeemembers Stapley and Payne concurred with Chairman Boyd relative to concerns of boundary changes. City Manager Charles Luster advised that the Voit proposal will be available within one month for review.

Mr. Balmer noted that Council can introduce an ordinance concerning the Glenwood/Wilbur Historic district at the May 6, 1996 Regular Council Meeting with adoption scheduled for May 20th or delay introduction until the May 20th meeting after reviewing the Voit proposal.

5. Consider proposed "Historic Homes of Mesa Presentation Guidelines".

Community Development Wayne Balmer briefly outlined the "Historic Homes of Mesa Presentation Guidelines" and advised that the guidelines identify types of historic homes in Mesa, difficulties that have occurred, and ways to resolve problems. Mr. Balmer added that the guidelines would be utilized in the issuance of building permits for historic homes.

It was moved by Committeemember Stapley, seconded by Committeemember Payne, that the proposed "Historic Homes of Mesa Presentation Guidelines" be forwarded to the full Council for discussion and review.

Chairman Boyd declared the motion carried unanimously by those present.

7. Adjournment.

It was moved by Committeemember Stapley, seconded by Committeemember Payne, that the Redevelopment Committee meeting adjourn at 3:25 p.m.

Redevelopment Committee Meeting  
May 2, 1996  
Page 5

Carried unanimously.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Redevelopment Committee of the City of Mesa, Arizona, held on the 2nd day of May 1996. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 6th day of May 1996

BARBARA JONES, CITY CLERK

MESA

ATTACHMENT I

MEMORANDUM

TO: Jerry Boyd, Chairman, City Redevelopment Committee  
And Committee Members

CORPORATION FROM: Stan Troutman, Mesa Town Center Corporation  
Representative To City Redevelopment Committee  
DATE: May 2, 1996

OFFICERS RE: May 2 Redevelopment Committee Agenda Items  
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Theresa Carmichael, Vice President  
Bud Page, Treasurer  
Dave Wier, Past President  
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Louie Matta  
Florence Mitten  
Chris Morehouse

I realized there are a number of timely issues that need to be decided today; however, with such short meeting notice, I was unable to re-adjust my schedule to attend. If I could have at least one week notice prior to meetings being scheduled, it would be helpful to me.

I did want to relay our Mesa Town Center Corporation's (MTCC) positions on the relevant agenda items we discussed:

1. MTCC strongly supports the Brown & Brown Chevrolet Site 14 Redevelopment Proposal in concept, realizing the City and Henry Brown will work out the particular details agreeable to both parties.

We approved this recommendation at our February 22, 1996 MTCC Board meeting.

Discussion also indicated that flexibility be included in the arrangements, whereby if the property is sold or lease. in the future, that the City and Brown & Brown have built in first rights of refusal.

This flexibility could possibly accommodate through negotiations other redevelopment sites related to Brown & Brown expansion and the development of other City projects on Main Street (e.g., relocate some

Lam Stewart

of Brown & Brown Chevrolet's future expansion to the block east of their current main facility and possibly include closing Hibbert Street long term, e.g., City develop Main Street Site #14 later if Brown & Brown relocates expansion to the east of current main site).

58 West Main Street  
Mesa, Arizona 452(01

page 1 Of 3

(601) 890-261 3



MEMORANDUM

TO: Jerry Boyd, Chairman, City Redevelopment Committee  
And Committee Members

DATE: May 2, 1996

RE: May 2 Redevelopment Committee Agenda Items

2. MTCC supports the Conditions of Approval for the Paz de Cristo Council Use Permit.

Our MTCC Public Space Management Committee, of which I am chairman, met and discussed the Paz de Cristo issue at our April 15 committee meeting. The MTCC Board at its April 25 meeting approved the Public Space Management Committee's recommendations as follows:

Recommended Revisions to the Paz de Cristo Council Use Permit. The Public Space Management Committee reviewed the City staff's report pertaining to the Paz de Cristo Council Use Permit - 2 Year Review. The Council commended Paz de Cristo on their continuing efforts in striving to maintain a good neighbor policy and hold quarterly neighborhood meetings.

The report stated that Paz did deviate on only one occasion above the 250person limit. The Committee made it clear that this should not be on a regular basis, as the limit was set to make this a satellite facility, not a regional feeding site. If numbers increase, another satellite facility should be found so that one neighborhood does not have to deal with associated regional feeding service problems.

The Committee commended Paz on the recommended changes they are proposing and agreeable to in terms of accountability (client sign-in log and numbered plates, monthly client surveys, etc.).

The Committee also encouraged and recommended that MTCC staff continue to assist Paz to benefit the Town Center area and helping with the good neighbor policy. (MTCC recently assisted cleaning the railroad track area with Paz staff and volunteers behind the Paz de Cristo facility on a Saturday).

Public Space Management Committee recommended MTCC use community service workers when available along with Paz volunteers to help clean the railroad track areas west to Extension Road to discourage homeless encampments near. Town Center in this area.

3. MTCC does not support the proposal of a historic district designation for the Glenwood Tract/Wilbur Subdivision.



**MEMORANDUM**

TO: Jerry Boyd, Chairman, City Redevelopment Committee  
And Committee Members

DATE: May 2, 1996

RE: May 2 Redevelopment Committee Agenda Items

MTCC Board discussed this item at its March 28 and April 25, 1996 Board meetings. The MTCC Public Space Management Committee reviewed this proposal at its April 15 meeting as follows:

Glenwood Tract/Wilbur Subdivision Proposed Historic District. Considerable discussion ensued after the Committee reviewed the proposed district map, the staffs recommendation from the last MTCC Board meeting to not designate it as a historic district but at most a local preservation district, property ownership and conditions, the draft Voit proposal which may include part of the district, and City redevelopment acquisition activity north of the district to University Drive.

The consensus of the Public Space Management Committee was that from MTCC's business and economic development perspective that no designation either historic or preservation should be made by City Council until redevelopment plans were finalized for the Voit proposal and the northeast quadrant. It was recommended that the MTCC Board adopt this position. The Committee felt the wrong message would be sent and that the area may well be a better redevelopment area with the relocation of any significant houses where practical to do so. It was believed the designation request was more of a method to discourage redevelopment than to designate it because of any historic significance.

MTCC's position from a business/economic development perspective is consistent with its objection to this area being designated as a Conservation Area ten years earlier by the City in 1986. MTCC Board approved the Public Space Management Committee's recommendation that the City table or delay any historic designation discussion on this area until redevelopment plans and projects are better firmed up. No decision at this time provides flexibility for projects of either a redevelopment or historic preservation nature in the future.

Hopefully, this information on MTCC's positions will be helpful. Although I cannot attend today's meeting, I would appreciate this memorandum being made part of the record.