

# COUNCIL MINUTES

July 30, 1997

The City Council of the City of Mesa met in a Special Council Meeting in the lower level meeting room of the Council Chambers, 57 East 1st Street, on July 30, 1997 at 8:21 a.m.

## COUNCIL PRESENT

Mayor Wayne Brown  
Pat Gilbert  
John Giles  
Joan Payne  
Wayne Pomeroy  
Jim Stapley

## COUNCIL ABSENT

Dennis Kavanaugh

## STAFF PRESENT

C.K. Luster  
Neal Beets  
Denise Bleyle  
Linda Crocker  
Mike Hutchinson  
Barbara Jones  
Ellen Pence  
Brian Raines  
Andrea Rasizer  
Tom Remes  
Becky Richardson  
Mindy White  
Others

## OTHERS PRESENT

Bev Hart  
Keno Hawker  
Chris Moeser  
Vern Payne  
Marilyn Wennerstrom  
  
Others

Mayor Brown excused Councilmember Stapley from the meeting.

1. Consider acquisition of the office building at the northeast corner of Macdonald and Main (formerly the Bank One building).

City Manager Charles Luster informed the Council that the former Bank One building has been on the market for an extended period of time and currently houses a maximum of two tenants. Mr. Luster commented on the deteriorating condition of the building and advised that major internal refurbishing is required. Mr. Luster discussed staff's recommendation that the office building be designated a redevelopment project for the City of Mesa and added that City funding will be required to accomplish this goal.

In response to a question from Vice Mayor Gilbert, City Attorney Neal Beets stated the opinion that since Vice Mayor Gilbert's and Councilmember Pomeroy's business interests are not located within a 300-foot 'circle of impact,' they are not required to declare conflicts of interest at this time. Vice Mayor Gilbert clarified that although he does not own property in the area, he is the owner of a share in a business located at 12 West Main Street.

Community Development Manager Wayne Balmer discussed the long-standing vacant status and deteriorating condition of the building. Mr. Balmer reported that staff has researched the feasibility of the City purchasing the building and initiating a redevelopment project.

Mr. Balmer briefly highlighted the contents of a proposed redevelopment schedule and noted staff's intention to complete the required refurbishing and resell the property by the end of 1997. Mr. Balmer emphasized the importance of closing escrow on the property as soon as possible and explained that the owner of the property, who resides outside of the United States, is currently available to participate in the purchase process.

Mr. Balmer informed the Council that the proposed purchase price is \$1.5 million. Mr. Balmer commented that responses to the City's Request for Proposals will be presented to the Council and the Downtown Development Committee for consideration. Mr. Balmer reported that the \$1.5 million purchase price also includes the acquisition of the lot located north of the bank building for future parking.

In response to a question from Councilmember Kavanaugh, Downtown Development Committeemember Jim Davidson stated that although the Committee has not analyzed this particular proposal in depth, the site is crucial for future downtown redevelopment efforts on Main Street.

Redevelopment Director Greg Marek concurred with Mr. Davidson's remarks relative to the importance of this site for future redevelopment and spoke in support of the proposal.

Discussion ensued relative to specific criteria to be included in the Request for Proposals and the long-term positive impacts of the proposed redevelopment project.

It was moved by Councilmember Giles, seconded by Councilmember Pomeroy, that staff be directed to proceed with the acquisition of the former Bank One building, located at the northeast corner of Macdonald and Main Streets, for the purpose of redevelopment at a cost of \$1.5 million, and that the City Manager be authorized to execute all pertinent documents relative to this matter on behalf of the City of Mesa.

In response to a question from Vice Mayor Gilbert, Mr. Balmer commented on the importance of developing a quality project to encourage future tenant interest in the Town Center area.

Upon tabulation of votes, it showed:

AYES - Brown- Gilbert-Giles-Kavanaugh-Payne-Pomeroy  
NAYS - None  
ABSENT - Stapley

Mayor Brown declared the motion carried unanimously by those present.

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2. Adjournment.

It was moved by Councilmember Giles, seconded by Councilmember Pomeroy, that the Special Council meeting adjourn at 8:35 a.m.

Carried unanimously.

WAYNE BROWN, MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Council Meeting of the City Council of Mesa, Arizona, held on the 30th day of July, 1997. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 10<sup>th</sup> day of August 1997

BARBARA JONES, CITY CLERK