

**Office of Economic Development**  
Economic Development Advisory Board  
MEETING MINUTES

Date: August 7, 2007: 7:02 A.M.

MEMBERS PRESENT

Brian Campbell, Chair  
Jim LeCheminant, Vice Chair  
Christian Alder  
Dale Easter  
Vern Mathern  
Steve Wood

EX-OFFICIO

Mayor Keno Hawker (excused)  
Chris Brady (excused)  
Jack Sellers  
Charlie Deaton (excused)

STAFF PRESENT

Betsy Adams  
Shelly Allen  
Sue Cason  
Cathy Ji  
Shea Joachim  
Patrick Murphy  
Mike Paredes  
Scot Rigby  
Trisha Sorenson  
Debbie Spinner

MEMBERS ABSENT

Steve Shope (excused)  
Ted Wendel (excused)

GUESTS

Lindsey Butler

**1. Chair's Call To Order**

Vice-Chair Brian Campbell called the August 7, 2007 meeting of the Economic Development Advisory Board to order at 7:02 A.M. at City of Mesa Fire Station #201, Community Room, 360 E. 1st Street, Mesa, Arizona 85201.

Vice-Chair Campbell welcomed two new Board members and introduced them to the Board members and staff.

**2. Approval of Minutes of the June 19, 2007 Meeting**

Vice-Chair Campbell called for a motion to approve the minutes from the meeting held June 19, 2007.

**MOTION:** Jim LeCheminant moved that the minutes from June 19, 2007 be approved.

**SECOND:** Vern Mathern

**DECISION:** Passed unanimously

### **3. Election of Board Officers**

Vice-Chair Campbell opened the discussion for the election of a Chair and Vice-Chair. After a brief discussion a motion was made for the election.

**MOTION:** Dale Easter moved that Brian Campbell be elected to the Chair position and Jim LeCheminant as the Vice-Chair.

**SECOND:** Vern Mathern

**DECISION:** Passed unanimously

### **4. Update on Open Meeting Law**

Ms. Debbie Spinner, City Attorney, gave an update on the Open Meeting Laws as a refresher for the Board members and two new Board members. It is a State Statute and also is included in the City Charter. The purpose of the Open Meeting Law is to insure that all discussions and decisions by a governmental entity remain in a Public Meeting. This applies to the City Council and all the advisory boards. All discussions should be made in a Public Meeting.

Ms. Spinner also stressed this applies to phone calls, e-mails, and verbal conversations. E-mails may involve issues that will come before the Board and become public record, even if it is from a personal computer. Channel all comments, suggestions and questions through Shelly Allen, Interim Economic Development Director, and she can communicate it to the Board. The Open Meeting Law does not apply to the staff. The staff can discuss and make recommendations, but the staff cannot go to each one of the Board members, and discuss upcoming issues.

To comply with the Open Meeting Law there must be a proper notification of all meetings of the Board. The City Clerk posts the meeting agenda with the date, time, place and the issues that will be discussed at the meeting. The agenda has to be posted 24 hours prior to the meeting. Nothing can be discussed that is not on the agenda. The Manager and Chair draft the EDAB agenda provide reasonable notice and insure there is no variance from the agenda.

Sub-committees are also subject to the Open Meeting Law. The meetings need a proper agenda and posted. It also impacts the ability to talk to one another. The Sub-committees need to be aware of what constitutes a majority.

The Open Meeting Law requires that minutes be taken. The minutes then are submitted to the City Council for their review and information.

### **5. Update on Incentive Legislation**

Mr. Scot Rigby, Acting Project Manager of Williams Gateway Area, gave a brief update on the Incentive Legislation. He provided a hand out for the Board and staff regarding the new law, which took effect on July 1, 2007. This law affects only Maricopa and Pinal Counties. The Redevelopment Area is not prohibited from offering sales tax

incentives. There are still certain areas and classifications that sales tax incentives can be used. An incentive that is being thought about throughout the State is a property tax incentive instead of a sales tax.

#### **6. Update on Riverview/Bass Pro Shop**

Mr. Rigby provided a power-point presentation on the progress of Riverview. Eighty-five percent of the site is leased and is ahead of the DeRito Partners Developers goal of having everything leased by 2010, and will be met by the first quarter of 2008. It has been very successful. Walmart will be opening in late September 2007. Cinemark (55,000 square feet) has been open for a year and has done quite well.

Bass Outdoor Pro Shop opened on June 6th with 180,000 square feet of retail space. They also have a 10,000 square foot sit down restaurant. The restaurant has been without a liquor license since opening. It has been a challenge for them due to a misstep of their management in applying for the liquor license. It will be going to the City Council soon for approval of the liquor license. An average stay for a Bass customer is 2-4 hours, with repeat visits.

In Phase II, (which is the area of the auto mall) in order to qualify for the sales tax incentive, they must build at least two auto dealerships on twenty-two acres. They actually have thirty-three acres on the west side of Dobson Road. Larry Miller Auto Group has three auto dealers lined up; Scott Toyota with a target Opening of January 1, 2008, Riverview Nissan with a target opening of ninety days after the Toyota, and the third dealer is yet to be named and has a target date of Summer 2008.

Phase III and the last area slated for development is Riverview Point – Lauth Group. It is 450,000 square feet of office space known as Class A- office space. Construction is to start in the third quarter of 2007. The adjacent parcel will hold a one hundred-forty room Hyatt Limited Hotel, called the Hyatt Point. The initial phase is a four-story hotel with an option to go up to six stories and enough space to add an additional tower if needed.

Mesa Riverview Office/Retail/Auto job creation has a goal of estimated retail of two thousand-four hundred employees, the auto dealerships with three hundred employees and office with two thousand employees.

#### **7. Discuss Proposed Agenda Items for the Upcoming Year**

Chair Campbell opened the discussion for suggestions, ideas and comments for the upcoming year proposed agenda items.

After discussion the Board members consensus was to focus on WGA, Falcon Field, Fiesta District Area, The General Plan Amendment, Waveyard, Downtown Development Center, and moving the Incentives Proposal forward.

Chair Campbell suggested that a Director/Manager should be in place in order to have the type of topic discussion and direction/involvement needed for the coming year.

Chair Campbell suggested that the Board decide on what time and how often to meet. It was decided to meet every month instead of every other month. The location is to be determined.

**Motion:** Mr. Dale Easter made a motion for EDAB to meet on the first Tuesday of every month at 7:00 a.m. until such time a decision is made to change it.

**Second:** Vern Mathern

**Decision:** Passed unanimously

## **8. Directors Update**

Ms. Allen, Acting Director of Economic Development, introduced Trisha Sorensen, Executive Assistant to the City Manager and all the staff to the Board.

Ms. Allen thanked everyone that supported and participated in the Economic Development Manager interviews. Trisha is managing that interview process for the City Manager. There were two candidates and the input from everyone was appreciated. A decision is to be made within the next few weeks.

The GPEC Annual Dinner will be held on Wednesday, October 3, 2007. Please save the date and let our office know of your interest in attending.

The Town Center Development office will be going to the City Council in the next several weeks for an update and direction on Site 17, which is on the southwest corner of Mesa Drive and University. There are currently four developers that are interested in Site 17. The Town Center Development office will be briefing City Council on the concepts the developers have for Site 17 and how MCC can be incorporated.

## **9. Other Business**

### **Sub-Committee Reports**

No reports.

**Next EDAB Meeting: September 4, 2007 Location: TBD**

## **10. Comments from the Public**

Ms. Lindsey Butler, Mesa Tribune Reporter, introduced herself to the Board. She had been assigned to Scottsdale and is recently assigned to Mesa. She looks forward to working with everyone.

It was noted that the next EDAB meeting would be held September 4, 2007. Location is yet to be determined.

**11. Adjournment**

Chair Campbell adjourned the meeting at 8:23 A.M.

Submitted By:

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Shelly Allen, Acting Interim Economic Development Director  
(Prepared by Betsy Adams)