



## COUNCIL MINUTES

August 24, 2015

The City Council of the City of Mesa met in a Study Session in the lower level meeting room of the Council Chambers, 57 East 1st Street, on August 24, 2015 at 5:17 p.m.

| COUNCIL PRESENT   | COUNCIL ABSENT | OFFICERS PRESENT                                    |
|---|----------------|---|
| John Giles<br>Alex Finter<br>Christopher Glover<br>Dennis Kavanaugh<br>David Luna<br>Dave Richins<br>Kevin Thompson | None           | Christopher Brady<br>Jim Smith<br>Dee Ann Mickelsen |

1. Review items on the agenda for the August 24, 2015 Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None.

Items deleted from the consent agenda: None.

Economic Development Department Director William Jabjiniak displayed a PowerPoint Presentation (**See Attachment 1**) and discussed items 5-g (Extinguish Temporary Drainage Easements at Lots 3 and 4 of "Mesa Automotive Center Amended Plat") and 8-d (Take Action on "Metro East Valley Commerce Park" Subdivision Plat), which are on the Regular Council meeting agenda.

2. Acknowledge receipt of minutes of various boards and committees.

2-a. Museum and Cultural Advisory Board meeting held on May 28, 2015.

2-b. Economic Development Advisory Board meeting held on June 2, 2015.

It was moved by Councilmember Glover, seconded by Vice Mayor Kavanaugh, that receipt of the above-listed minutes be acknowledged.

Carried unanimously.

3. Hear reports on meetings and/or conferences attended.

|                         |   |
|-------------------------|---|
| Councilmember Thompson: | American Public Gas Association Conference    |
| Vice Mayor Kavanaugh:   | Sister Cities International Annual Conference |
| Mayor Giles:            | Light Rail Ribbon Cutting                     |
| Councilmember Richins:  | Market on Main Street Event                   |
| Councilmember Luna:     | Arizona League of Cities Annual Conference    |

4. Scheduling of meetings and general information.

City Manager Christopher Brady stated that the meeting schedule is as follows:

Thursday, August 27, 2015, 7:30 a.m. – Study Session

5. Adjournment.

Without objection, the Study Session adjourned at 5:32 p.m.

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JOHN GILES, MAYOR

ATTEST:

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DEE ANN MICKELSEN, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 24<sup>th</sup> day of August, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

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DEE ANN MICKELSEN, CITY CLERK

hm  
(attachment -1)



# **New Speculative Development**

**Mesa City Council Mtg.**

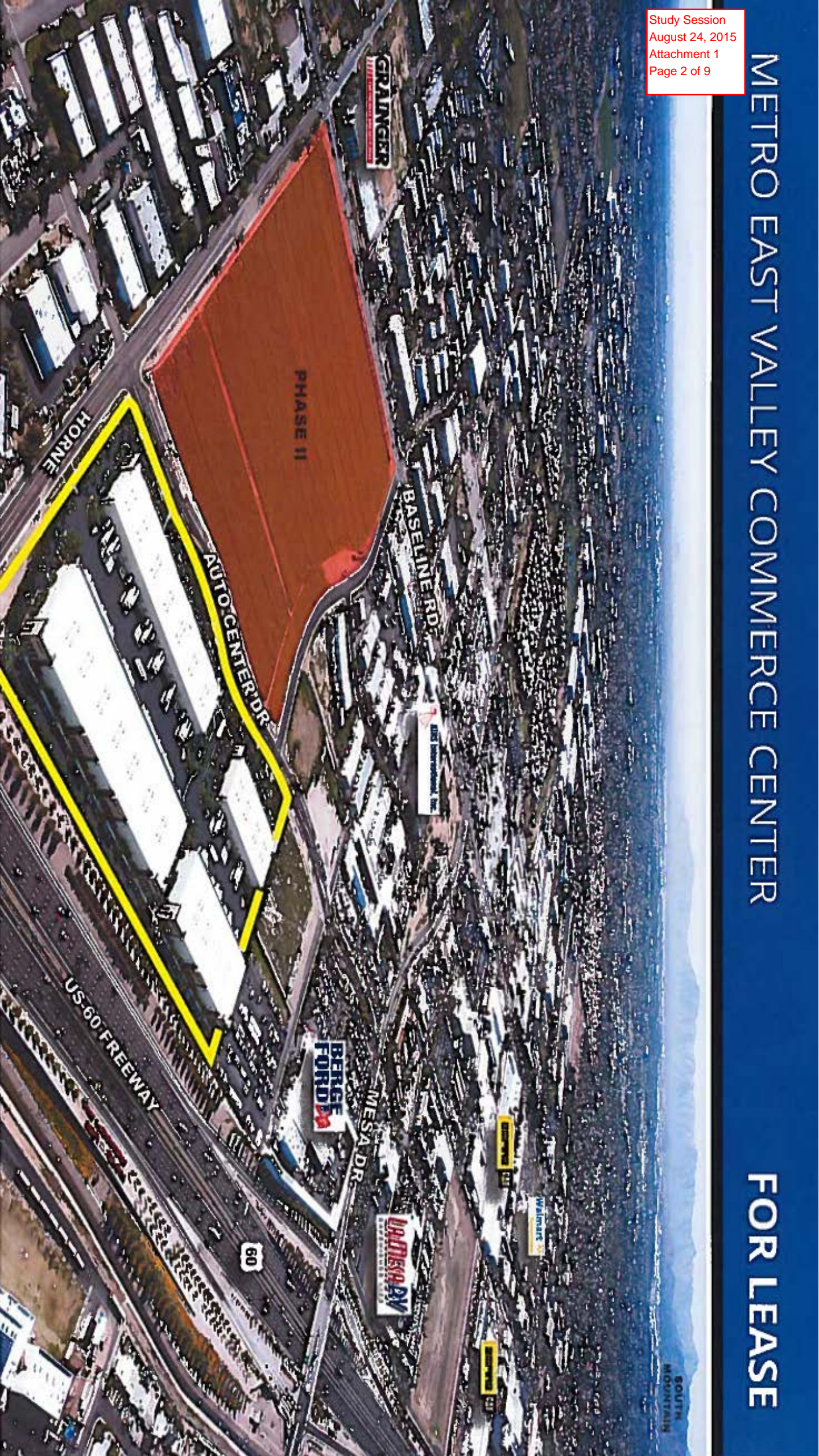
**August 24, 2015**

**Bill Jabjiniak, Director  
Office of Economic Development**



# METRO EAST VALLEY COMMERCE CENTER

# FOR LEASE

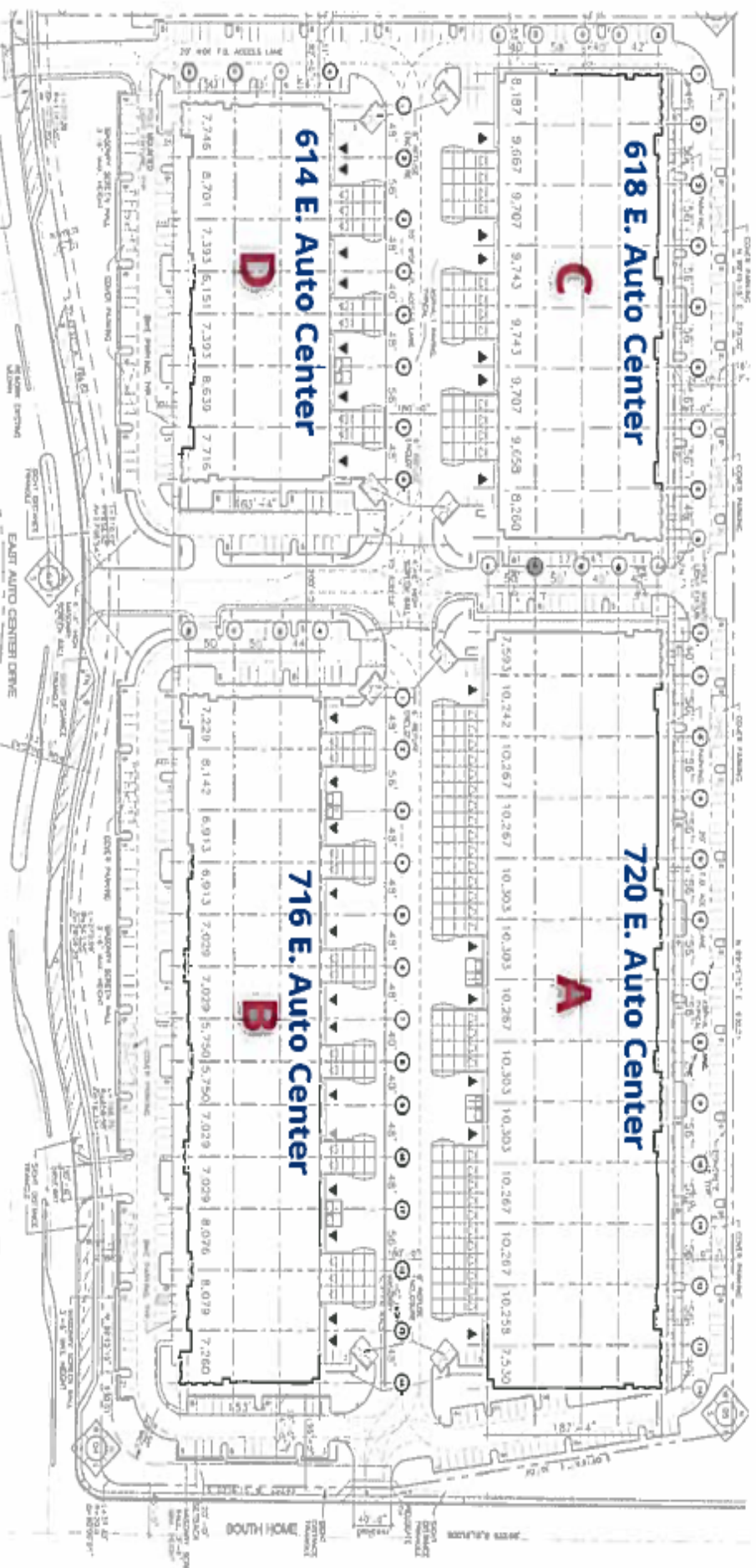


SOUTH MOUNTAIN



# METRO EAST VALLEY COMMERCE CENTER

# FOR LEASE



- **BUILDING A: 720 E. Auto Center**
- 128,307 RSF
- 30' Clear
- 30 Truckwells
- 6 Grade Level
- ESFR Sprinkler

- **BUILDING B: 716 E. Auto Center**
- 92,228 RSF
- 24' Clear
- 13 Truckwells
- 13 Grade Level
- 2000 Amps

- **BUILDING C: 618 E. Auto Center**
- 74,775 RSF
- 30' Clear
- 12 Truckwells
- 13 Grade Level
- ESFR Sprinklered

- **BUILDING D: 614 E. Auto Center**
- 53,739 RSF
- 24' Clear
- 7 Truckwells
- 7 Grade Level
- 1600 Amps

△ = DOCK HIGH  
○ = GRADE LEVEL



BROADWAY **101** COMMERCE PARK

PHASE III

# BUILDING 1

- ±148,797 SF (Divisible)
- 32' clear height
- 28 dock high and 5 grade level doors
- 3,000 amps, 277/480 (expandable)
- 56' x 50' column spacing
- 60' Speed Bays
- ESFR Sprinklers
- Dobson Road Frontage
- 1.6/1,000 parking ratio
- 130' truck court
- Concrete truck aprons
- Zoning: M-1

# BUILDING 2

- ±64,187 SF (Divisible)
- 26' clear height
- 10 truck well and 10 grade level doors
- 2,000 amps, 277/480
- 43' x 48' column spacing
- ESFR ready
- 2.6/1,000 parking ratio
- Concrete truck aprons
- Zoning: M-1



TWO NEW BUILDINGS  
64,148 SF AND 148,797 SF

DELIVERING 2Q 2015

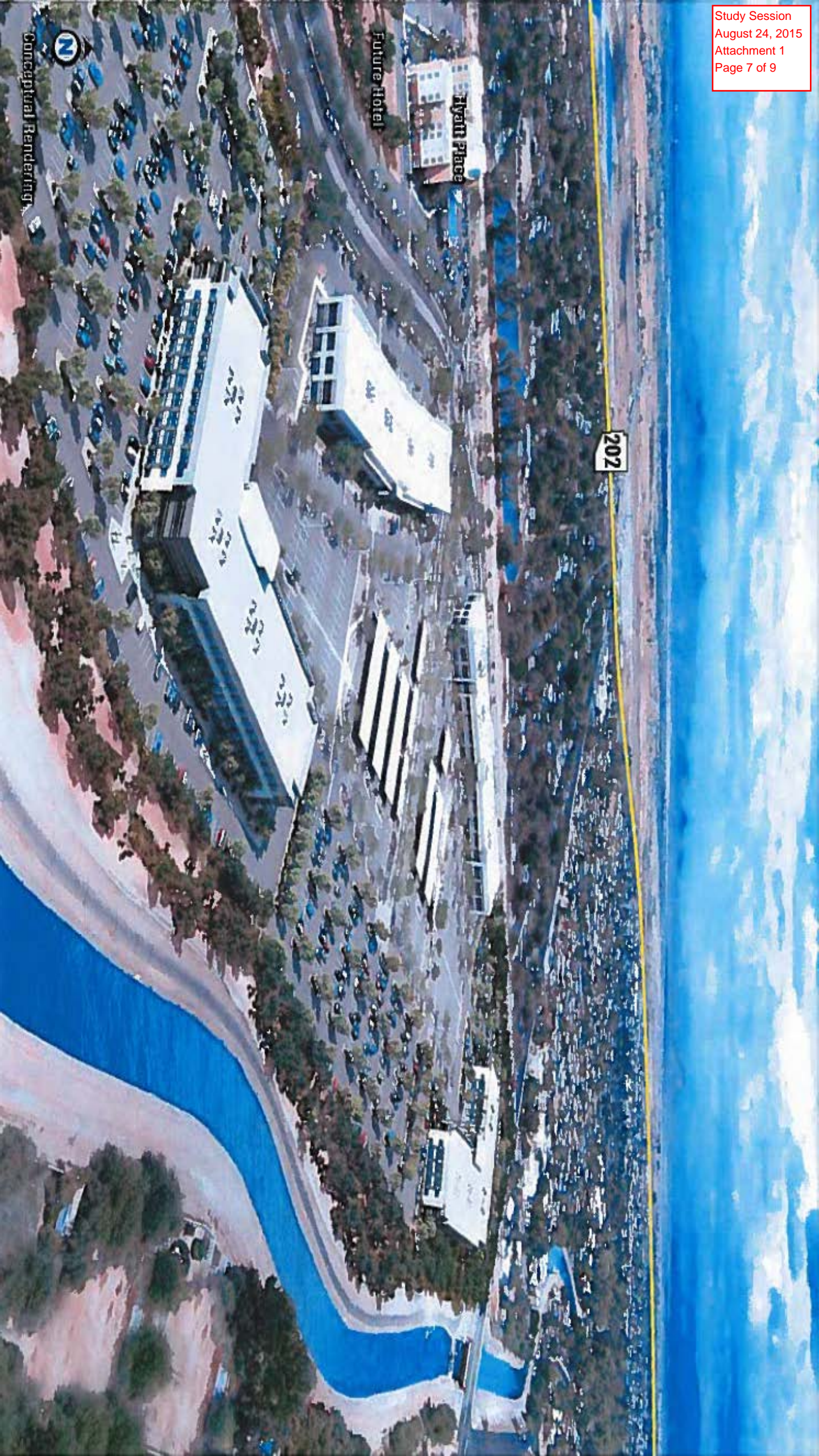


**BUILDING B**  
3 stories = ±150,000 - 200,000 RSF



NOT TO SCALE

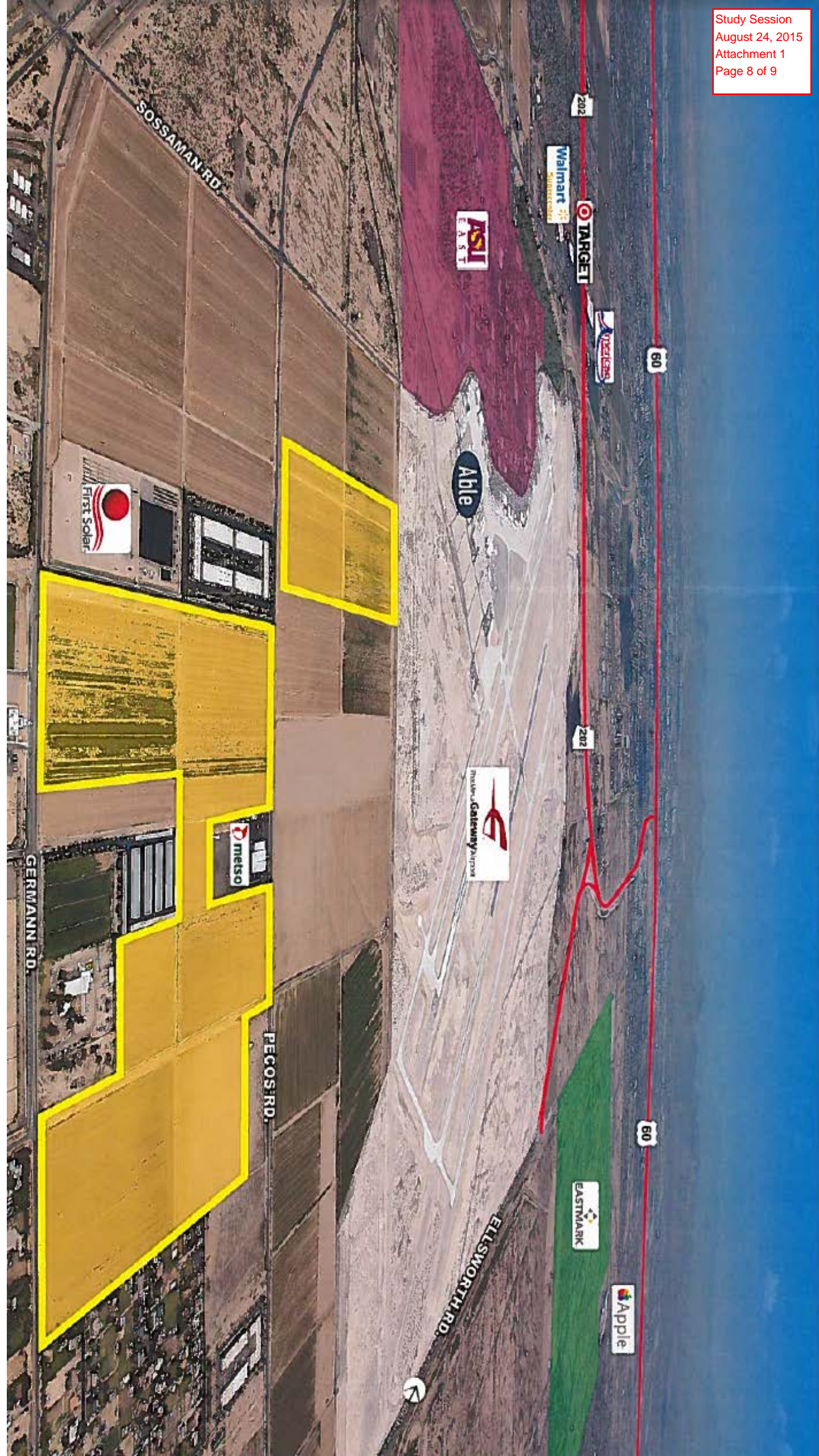




Conceptual Rendering







SOSSAMAN RD.

202

Walmart  
SUPERCENTER

TARGET

RESTAURANT

60

PSI  
EAST

Able

First Solar

202

Gateway Airport

GERMANN RD.

Melto

PECOS RD.

60

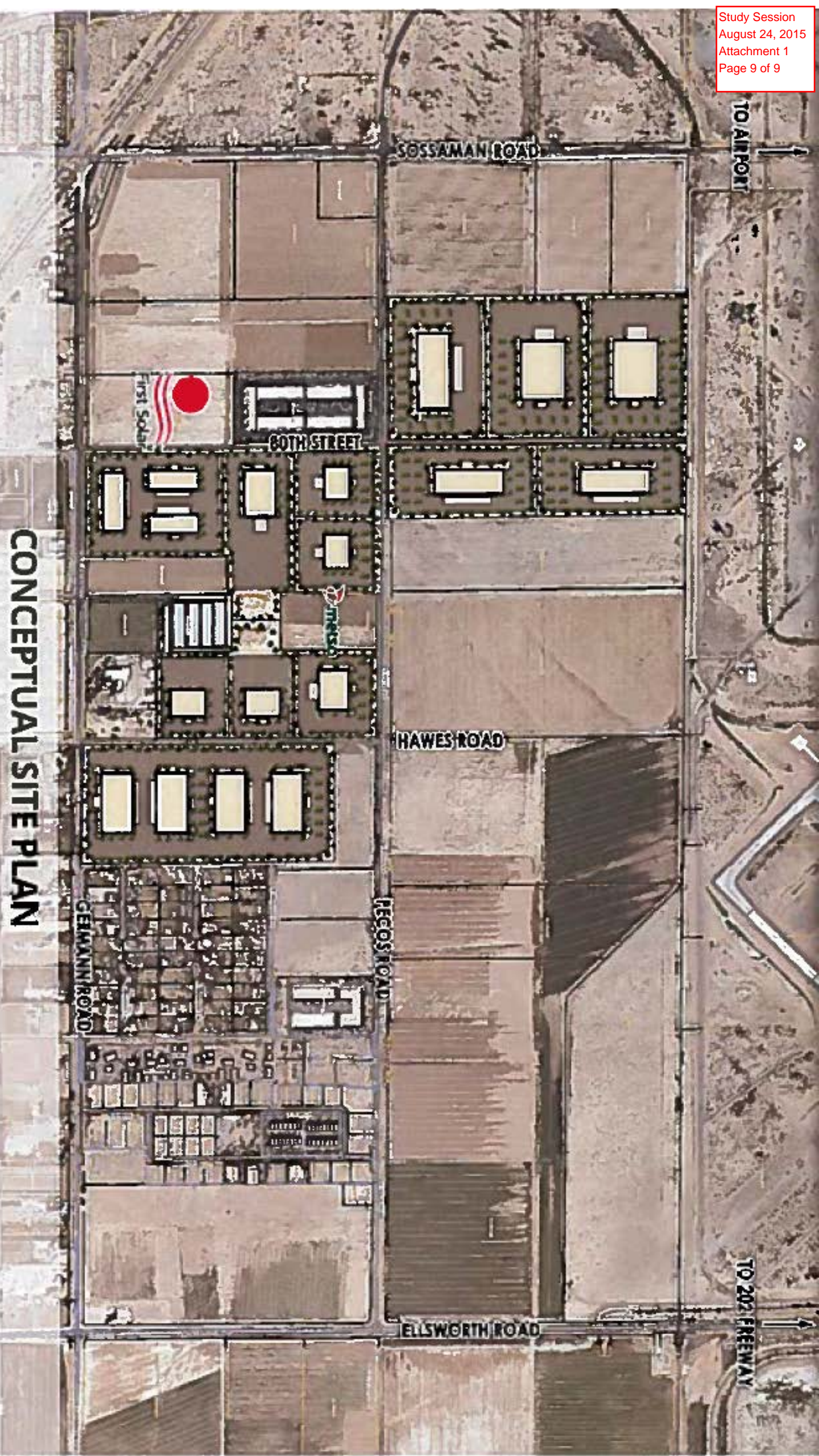
EASTMARK

Apple

ELLSWORTH RD.







**CONCEPTUAL SITE PLAN**

First Solar

SOSSAMAN ROAD

BOTH STREET

HAWES ROAD

REGOS ROAD

CELMANN ROAD

ELLSWORTH ROAD

TO AIRPORT

TO 202 FREEMAN