

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

DATE: December 19, 2002 **TIME:** 7:00 a.m.

MEMBERS PRESENT

Dave Wier, Chair
Art Jordan, Vice Chair
Vince DiBella
Robert Fletcher
Chuck Riekema
Mark Reeb
Terry Smith

STAFF PRESENT

Shelly Allen
Katrina Bradshaw
Tony Felice
Greg Marek
Patrick Murphy

OTHERS PRESENT

MEMBERS ABSENT

Theresa Carmichael
Wayne Pomeroy

1. Call to Order

The December 19, 2002 study session of the Downtown Development Committee was called to order at 7:00 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.

MOU for Arizona Bronze Foundry

Mr. Marek explained that the Memorandum of Understanding (MOU) is not legally binding but it establishes the terms and conditions that will form the Redevelopment Agreement. The only outstanding issues that will need to be addressed in the Redevelopment Agreement is to establish the criteria in which to determine the market value of the signature sculpture and determine where it will be located.

Chair Wier asked if the Arizona Bronze Foundry is still considering relocating to Tempe.

Mr. Marek said that by signing the Memorandum of Understanding, the Arizona Bronze Foundry has informally made a commitment to relocate to downtown Mesa. He added that Tom Bollinger, owner of the Arizona Bronze Foundry, has had his attorneys review the MOU and has stated that he is ready to sign.

Ms. Smith asked if Mr. Bollinger could simultaneously sign two MOUs, one with each city.

Mr. Marek said it is possible but he didn't think the City of Tempe had an MOU to offer them right now. In addition, conversations with Tom Bollinger indicate that both he and his wife seem to favor coming to Mesa.

Mr. Reeb asked how the City will determine that the signature sculpture has a market value of \$500,000.

Mr. Marek said the Arts and Cultural Division will have to help provide the criteria in which to determine the market value of the sculpture in the Redevelopment Agreement.

Mr. Jordan suggested that maybe there could be more than one signature sculpture to equal the \$500,000. He referred to a nationally recognized sculpture in Phoenix which was probably only worth about \$250,000.

Mr. Felice said the City wanted something that had iconic status, would be very large in stature, and would create a major impact in downtown Mesa.

Mr. Reeb asked about the size and cost of the building.

Mr. Marek said the designs are all conceptual at this point but the architect estimates that it will cost about \$1.2 million to build.

Mr. Jordan asked for clarification on the process as it moves forward from here.

Mr. Marek explained that the General Development Committee and City Council will approve the MOU and direct staff to prepare the Redevelopment Agreement. The Redevelopment Agreement will then be considered by the Downtown Development Committee, the General Development Committee, and finally by City Council.

A discussion ensued regarding the costs incurred by the City to acquire and clear the land in comparison to the value that it will receive in return in terms of the quality of the building and signature sculpture. It was suggested by Mr. Reeb that in order to assure that the City receives a quality project that it refrain from transferring title of the land until Design Review approval is obtained.

Mr. Marek agreed and said the conceptual plans and estimates from the architect will be attached to the Redevelopment Agreement.

146 W. Main

Ms. Smith asked if there was a review team for all RFPs and, if so, what is their task.

Ms. Allen said staff always forms a review team to consider the responses to the RFPs in order to obtain a wide variety of perspectives and gather comments and concerns up front so that staff can pass those along to the Downtown Development Committee. The review team also helps staff in formulating a recommendation based on all of the comments received.

Ms. Smith asked the other Board members to express their thoughts on the three proposals and what criteria they plan to use in making a decision.

Mr. Reeb said he will be interested in knowing what the projected annual sales will be from each of the respondents. Some of the other Board members felt torn because of the desire to support the long time business owner.

Ms. Allen said each respondent will be making a 10-minute presentation, which should help the Board members in making their decision.

Mr. DiBella asked how the City came about purchasing the building.

Ms. Allen said it was tied to the purchase of the Crismon Baby Boutique, which was acquired as part of the new Mesa Arts Center land acquisition.

Level I Historic Structures

Mr. Marek said there are not a lot of buildings left in Mesa which qualify as a Level I Historic Structure. He added that the Historic Preservation Committee did not have a chance to discuss this topic and their last meeting and had to continue it until the January HPC meeting. Chair Linoff has asked if the Downtown Development Committee could also continue this item until their January meeting in order to give the Historic Preservation Committee a chance to discuss and forward their comments. Mr. Marek said it was up to the Downtown Development Committee to decide if they want to continue it.

3. Update on applications and projects

None.

4. Director's Report, Greg Marek

None.

5. Board Member Comments

None.

6. Adjournment

With there being no further business, this meeting of the DDC was adjourned at 7:29 a.m.

Respectfully Submitted,

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