

**CITY OF MESA
MINUTES OF THE DOWNTOWN DEVELOPMENT COMMITTEE
MEETING**

DATE: November 20, 2003 **TIME:** 7:30 a.m.

MEMBERS PRESENT

Art Jordan, Chair
Chuck Riekena, Vice-Chair
Theresa Carmichael
Jeff Jarvis
Wayne Pomeroy
Mark Reeb
Terry Smith

STAFF PRESENT

Shelly Allen
Katrina Bradshaw
Tony Felice
Greg Marek
Amy Morales
Patrick Murphy

MEMBERS ABSENT

Christine Close
Marshall Poe

1. Call to Order

The November 20, 2003 meeting of the Downtown Development Committee was called to order at 7:34 a.m. in the City Council Chambers located at 57 E. First Street by Chair Jordan.

2. Items from Citizens Present

There were no items from citizens present.

3. Approval of Minutes of October 9, 2003 Retreat

It was moved by Chuck Riekena, seconded by Wayne Pomeroy, to approve the minutes.

Vote: 7 in favor; 0 opposed

Approval of Minutes of October 16, 2003 Regular Meeting

It was moved by Chuck Riekena, seconded by Jeff Jarvis, to approve the minutes.

Vote: 7 in favor; 0 opposed

4. Discuss proposed mural for the Erenberg property located at 259 S. Hibbert Street.

Staff contact: Amy Morales, Redevelopment Associate, (480) 644-3356
e-mail address: amy.morales@cityofmesa.org

Mr. Marek said the mural will be placed on the Crafcro building by the owner, Doug Erenberg. The Administrative Use Permit for the mural will be approved by the Redevelopment Director subject to the stipulations mentioned in the memo to the Downtown Development Committee.

Chair Jordan stated that the application was discussed at length at the study session just prior to the meeting. Comments were made regarding the upkeep of the mural and graffiti removal. The Committee members were in support of the mural at the study session and did not have any additional comments to add.

5. Follow-up and discussion on DDC Retreat.

Chair Jordan said the majority of the discussion was taken care of in the study session. He added that Committee member, Terry Smith, has challenged each of the Board members to contact their assigned Council members within the next three weeks to have active discussion about Downtown Development Committee workings.

6. Discussion and update on Concept Plan and Action Plan.

No discussion.

7. Report From Mesa Town Center, Tom Verploegen – Executive Director

Sculptures - Mr. Verploegen provided the Board members with an update on the 2004 Sculpture Exhibit and the status of the Permanent Sculpture Program. Mr. Verploegen added that they have been working to raise funding to hold a sculpture festival in 2005, which might be held on the Mesa Arts Center grounds. He also added that they are diligently working to recruit a sculpture foundry for downtown Mesa.

Parking – The Programs and Operations Committee is working with Redevelopment and Transportation regarding the approval of diagonal parking on 1st Ave and on 1st Street. Approximately 160 new spaces will be created by the approval of the proposed diagonal spaces, which, to date, have not created traffic problems.

Safe and Sound – The Programs and Operations Committee is working on beefing up their Safe and Sound Program. They've looked at Phoenix's Ambassador Program, for ideas on how to address safety issues. He pointed out that nighttime activity will increase once the Mesa Arts Center and Aquatics Center are constructed, and there will be a number of safety issues that will need to be addressed.

Mr. Pomeroy asked where the Boeing sculpture will be placed.

Mr. Verploegen said it will be located on the northwest corner of Center Street and Main Street. He expected that it would be up by the end of the day.

Chair Jordan asked if there has been any thought of placing some of the sculptures in the residential areas.

Mr. Verploegen said they have primarily tried to concentrate on placing the sculptures on Main Street. Some of the reasons is because the visibility, lighting, and security are better. In addition, most of the folks who helped sponsor the event are located on Main Street. Mr. Verploegen also pointed out that the sculptures are movable and could be rotated.

8. **Director's Report, Greg Marek**

Northeast Quadrant – Hunter Interests Inc. is working on the final draft report. He explained that one of the reasons they were commissioned to prepare this report was regarding the Centennial Center. Some of the recommendations that Hunter has come up with is 1) expand the current facility; 2) renovate the existing facility; 3) build a brand new conference center north of the hotel; or 4) demolish the structure and sell the land.

Mr. Marek said the other sections of the report include the Mesa Community College downtown campus and the Aquatics Center. Mr. Marek pointed out that the Hunter Report reaffirms that the current location of the Aquatics Center at 1st Avenue and Macdonald is the appropriate location.

The report also recommends to move forward with the Request for Proposals for Site 17. They recommend that the Request for Proposals for Site 7 be delayed until it is determined whether the City Court building will be relocated to that site.

Site 21- The building plans have been approved and December 8th is the deadline for submittal of the financing commitment.

146 W. Main – Council turned down the RFPs and directed staff to sell the building. A cash offer was made for \$180,000 from a trust company. The offer will be taken to the City Council for approval. Part of the sale will include deed restrictions on the types of uses allowed in that building.

SW Corner Country Club and University – The Design Review for the retail center was approved by the Downtown Development Committee earlier this year. Mr. Marek encouraged the Board members to drive by and take a look at the corner.

NE Corner of Country Club and Main Street - The Chevron station has closed and will be selling the property on the open market.

Holiday Lights – Budget cuts have prohibited the Holiday Lighting program this year, however, Ultimate Imaginations is working on obtaining private contributions and a budget request for funding holiday lights for next year.

Site 24 – The City has still been unable to acquire the Bailey and Maaco properties, which are needed in order to make the project work. Negotiations are still continuing but these obstacles must be resolved before the project can move forward. Mesa TV and Appliance is moving forward with the first phase of their construction, which should commence within the next couple of months.

Mr. Reeb asked if there are any other properties on Site 24 that still need to be acquired.

Mr. Marek said the City has possession of the Standage property (the old “Lunch Box”), but the matter of the dollar amount has gone to binding arbitration.

Mr. Riekena asked if the Board could receive an update on the status of the issues between the Robson Street Villas homeowner’s association and the Towers.

Mr. Murphy said the President of the Robson Street Villas homeowner’s association has met with representatives from the Towers and they have resolved their issues. It turns out, the majority of the complaints from Robson Street Villas are directed towards issues with Coffee Talk. Code Enforcement is handling those complaints.

Ms. Smith asked if Coffee Talk is for sale.

Mr. Murphy said he believes it has been for sale for quite some time.

Mr. Marek said he forgot to mention one more item on his Director’s Report. There have been some reorganizational changes within the City and Bryan Raines, Neighborhood Services Manager, will become department manager of the new Financial Services Department. Paul Wenbert, Deputy City Manager, will serve as acting Neighborhood Services Manager until they can fill the position.

Mr. Felice also added a couple of announcements. He encouraged the Committee members to attend the Bow Wow Dogs and Art exhibit at the Museum for Youth tonight at 6:00 p.m.

Mr. Felice added that two Downtown Development Committee members will be solicited to serve on a focus group to develop a brand image for the Arts and Cultural District.

9. Board Member Comments

None.

10. Adjournment

With there being no further business, this meeting of the Downtown Development Committee adjourned at 8:05 a.m.

Respectfully Submitted,

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