

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

DATE: January 15, 2004 **TIME:** 7:30 a.m.

MEMBERS PRESENT

Art Jordan, Chair
Theresa Carmichael
Jeff Jarvis
Marshall Poe
Terry Smith

STAFF PRESENT

Shelly Allen
Katrina Bradshaw
Greg Marek
Amy Morales
Patrick Murphy

MEMBERS ABSENT

Chuck Riekema, Vice-Chair
Christine Close
Wayne Pomeroy
Mark Reeb

1. Call to Order

The January 15, 2003 meeting of the Downtown Development Committee was called to order at 7:39 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 the December 18, 2003 meeting

Chair Jordan asked that the minutes be corrected to reflect Vice Chair, Chuck Riekema, calling the meeting to order.

It was moved by Theresa Carmichael, seconded by Marshall Poe, to approve the minutes with the correction mentioned.

Vote: 5 in favor; 0 opposed

4. Discuss and Consider Rezoning Case No. CZ03-002TC, from R-4 to C-1 and C-2 at 438 and 450 W. 5th Place. (This item was continued from the December 18, 2003 meeting.)

Applicant: Mark Miku,
Staff Contact: Shelly Allen, Sr. Redevelopment Specialist, (480) 644-2773

Ms. Allen talked about the location of the property, surrounding land uses, zoning, and existing conditions of the site. She explained that the property owner, Mark

Miku, currently operates an air conditioning business on the property at 450 W. 5th Place. She explained that under the current zoning of R-4, the business is legal nonconforming and must therefore be rezoned if any improvements are to be allowed on the property. In addition, she explained that the owner would eventually like to build a future building on the adjacent vacant lot and will be unable to do so unless the rezoning is approved. She explained that the owner would like the two sites to appear as one and would like to make improvements and changes to the property, which will not be possible without a rezoning of both properties.

Ms. Allen said that Mr. Miku's original request was to rezone the properties from R-4 to C-2; however, after meeting with the neighbors, he has modified his application to request C-2 zoning for the property at 438 W. 5th Place and C-1 zoning for the property at 450 W. 5th Place. He hoped this would alleviate the concerns of the neighbors and provide a transitional buffer between the commercial properties from the residential. Ms. Allen explained that the reason he wished the C-1 zoning is so that he could provide a small retail area at his business, which would allow his current clientele to purchase air filters etc. on site.

Ms. Allen said that the C-1 zoning complies with the intent of the Town Center Concept Plan, which calls for professional office, and therefore, staff supports the C-1 zoning. Ms. Allen explained that the property at 438 W. 5th Place has lost its legal non-conforming status, and as such, the building cannot be occupied unless a rezoning is granted. Ms. Allen explained that Mr. Miku is requesting C-2 zoning at this property. She pointed out that the properties to the east and north of this site are also zoned C-2. He intends to use the site for his wife's insurance business. She explained that staff believes that the C-2 zoning does not comply with the intent of the Town Center Concept Plan, but as mentioned earlier, the property cannot be occupied without some kind of rezoning. Ms. Allen explained that the C-2 zoning allows for a lot more intensive uses than C-1 would allow, therefore, staff feels that his intended office use would be more compatible with the C-1 zoning.

Ms. Allen said that two meetings were held between the owner, Mark Miku, and the neighborhood. When they originally met, there were several modifications that Mr. Miku was willing to make to the site plan in order to alleviate neighbor's concerns; however, since that first meeting the neighbors are generally opposed to any commercial rezoning and wish for the properties to remain R-4.

Ms. Carmichael asked if the parking areas shown on the site plan were existing or proposed.

Ms. Allen clarified by pointing to the parking areas on the site plan which were existing and those that were proposed. She added that the existing parking lot was made of asphalt and the new proposed parking lot is currently a vacant lot. Mark Miku, property owner of 438 and 450 W. 5th Place, further explained his project and the intended future uses of the properties. He said it was his understanding that the parcel at 450 W. 5th Place was a nonconforming site and, as such, would not be allowed to have improvements or modifications made without being rezoned. As a result, Mr. Miku said he felt it necessary to request a rezoning. He explained that it was his intent to request C-2 zoning for both properties, which is contiguous of the properties to the east and north of this site. After holding the first neighborhood meeting to present his intentions, the

neighbors voiced their concerns, which prompted him to make changes to his site plan to help address their concerns. It was after the second neighborhood meeting, however, that items he felt he had come prepared to address from the first meeting were all of the sudden no longer the focus of the concerns. He felt, from the neighborhood's perspective that they were not in favor of a rezoning, and it became apparent that he was not able to move forward with his project. It was at this point that Mr. Miku stated that he felt there was no more he could do to work with the neighborhood and decided bring his request to the Board.

Mr. Miku said that, as a result of the neighborhood meetings, he decided to change his request to rezone 450 W. 5th Place to C-1 rather than C-2 in order to create a buffer between the commercial properties on 5th Place to the R-4 and single family homes in the neighborhood to the west. He pointed out that most of the single-family homes in the neighborhood are located on Orange Street, one block west of his site. He admitted that there are some newly constructed single-family homes directly across from him on Vineyard Street; however, those homes were built after he had occupied this site and was already operating his business. Mr. Miku added that most of the properties on 5th Street have been commercial properties since the 1970's and had become legal non-conforming sometime in the mid 1980's when the Town Center rezonings took place.

Mr. Miku said he felt that by rezoning the properties to C-1 and C-2, it would allow him put additional investment into his properties, which would upgrade the neighborhood. He pointed out that the whole purpose of a Redevelopment Area is to take parcels that have been depleted and run down and bring investment and improvement to the area.

Ms. Carmichael asked Mr. Miku what his feelings are about staff's recommendation to rezone 438 W. 5th Place to C-1 rather than C-2.

Mr. Miku said he felt C-2 was more appropriate because the contiguous properties are already C-2. He added that there has been C-2 zoning in that neighborhood since the mid 1980's and although there are concerns from the neighbors about what could possibly be built in a C-2 district, it was his understanding that many of the undesirable uses would require approval through a Special Use Permit/Council Use Permit, which would have to be approved by City Council. He added that many of the C-2 properties located on that street have been continuously making improvements, including Mi Amigos Corporate Offices. He also added that, to his knowledge, none of the existing adjacent C-2 properties have ever had any negative impact on the neighborhood.

Ms. Carmichael asked if he had any anticipation of a use at 438 W. 5th Place that would not fit into a C-1 zoning.

Mr. Miku said that C-2 allows for an expansion of opportunities for that property, such as a café or a personal training facility. He felt that C-2 would allow a wider variety of uses and provide more flexibility for that site. He felt that any use he puts on that site would be a positive effect for the neighborhood. He added that he has not seen anything negative happen on the C-2 properties in the past, nor does he foresee anything negative in the future. Mr. Miku said the uses that the neighborhood feared they would see at this site were uses that would either require a Special Use Permit, or simply would not fit on the property. He pointed out that

the site is a very small piece of land and there aren't too many uses that would physically fit on the property, and therefore, he felt many of their fears were without basis.

Chair Jordan asked which portion of the site plan is proposed to be rezoned to C-2 and what were the plans for immediate occupancy as well as long term.

Mr. Miku said he is only asking for C-2 zoning for the property at 438 W. 5th Place, which accommodates an existing structure. He added that it is a stand-alone structure and is contiguous of the surrounding properties currently zoned C-2. He said he would like this property to be zoned C-2 to allow for additional future uses, however, he did not necessarily have a list of what those possible uses would be. He added that the adjacent vacant lot and 450 W. 5th Place, properties closest to the neighborhood, would be zoned C-1 and would allow him to expand his existing business.

Chair Jordan pointed out that, as mentioned earlier, the neighborhood's position is contrary to his application and, being as such, it would be helpful to his request for rezoning to have a more definite proposal of the future intent for these parcels. Chair Jordan made some suggestions for his site plan and felt that a set of developments plans would be helpful in determining how the project will integrate with the neighborhood. He felt that by doing so, a win-win situation could be obtained for both the neighborhood and the applicant.

Chair Jordan asked for the neighbors who wish to speak to come forward at this time.

Dea Montague, 553 N. Orange Street, said he was pleased with the improvements Mr. Miku has made to the site to clean it up and make it more appealing. His concern in regards to the zone change, and possibly an ownership change, is that it opens the door to other uses that are not compatible to the neighborhood. Mr. Montague felt that the changes that Mr. Miku has proposed are not relevant to the change of zoning that has been requested. Mr. Montague felt that the appropriate zone change that would conform to existing uses would be O-S (Office-Service). He added that he did not feel that the building at 438 W. 5th Place was an appropriate location for a café because it was too small and didn't have room for parking. He further explained that the existing use at 450 W. 5th Place was light industrial and assembly and there are big semi-trucks coming to and from the property.

Mr. Montague explained that there are four single-family homes right across from Mr. Miku's business. He felt that it was important to have a buffer zone in between the commercial businesses along Country Club and the residential. He said the neighborhood has put a lot of time and money and investment into maintaining their homes and are constantly having to watch to make sure there is not an encroachment that would make it undesirable to continue to make that their home.

Mr. Montague said he brought affidavits of opposition from several property owners in the neighborhood and, for the record, asked to read their names and addresses to the Board.

1. Dea Montague - 553 N. Orange

2. Andrea Wilmer - 545 N. Orange
3. Stephanie Wright - 535 N. Orange
4. Lee and Laura Anderson - 524 N. Vineyard
5. Maria Chamberlain - 520 N. Vineyard
6. Laura Casey - 530 N. Vineyard
7. Roseanne Wall - 514 N. Vineyard
8. Doug Giles - 608 N. Vineyard

Mr. Montague asked that the affidavits be submitted as part of the packet that goes to City Council requesting a 75% majority vote if the Council is to take action to approve the rezoning.

Stephanie Wright, 535 N. Orange, said she was very pleased when four new single family homes were built on the vacant lot east of her home (on Vineyard Street) rather than some other form of development. She explained that her neighborhood has worked for a year and half to develop a strategic plan. In addition, they were able to obtain a \$10,000 grant from Arizona Public Service. Ms. Wright provided copies of the strategic plan to the Board members and pointed out sections of the plan, which pertained to incompatible uses and "creeping" retail commercial zoning into residential areas in the Mesa Grande area.

Ms. Wright said she and her neighbors feel very strong about what they want for their neighborhood, and although she could understand Mr. Miku's feelings, she felt that, as neighbors, they were making a stand for the future of their neighborhood and for what they have worked so hard to accomplish.

Jared Huish, 632 N. Hosick Circle, introduced himself as the owner of the two six-plexes, located immediately north of 450 W. 5th Place. Mr. Huish displayed pictures of the neighborhood and Mr. Miku's business, as well as storage containers and trucks seen in the past at this site. He expressed concern that the vacant lot to the east of Mr. Miku's business may be used for storage for Mr. Miku's air conditioning business and that the storage warehouse will be erected just on the other side of the fence of his apartments. Mr. Huish asked if there was any inquiry made of the City as to the appropriateness of an air conditioning business at this site. He said the air conditioning business is a light industrial use, which is inharmonious to the prior use and the other uses along 5th Place. Again, Mr. Huish expressed concern as to what will become of the vacant lot and the entire site if it is rezoned, especially since he felt that the current use is inappropriate.

Chair Jordan asked staff to clarify the allowable outside storage requirements in C-1 and C-2 zoning districts.

Mr. Marek said both C-1 and C-2 require storage to be within an enclosed building with no outdoor storage or display. He added that C-2 allows storage in conjunction with a permitted use while C-1 zoning does not.

Ms. Allen said Mr. Miku is aware that outdoor storage is not allowed and has removed the mobile storage unit that was located on his property.

Mr. Miku said he has had occasions where materials were delivered and were stored at the site for half the day, but he does not continuously use that area for storage. He explained that he originally intended to request C-2 zoning so that he

could build a warehouse building for storage of small materials. He added that when he decided to purchase this property, the area across from him on Vineyard was a vacant lot and he never anticipated that someone would decide to build single-family homes there. Mr. Miku felt that single-family homes were not compatible to the area, which is mostly surrounded by commercial properties.

Laura Casey, 530 N. Vineyard, said she has lived in her home for about six months, which is directly across the street from Mr. Miku's property. She explained that one of the things that attracted her to this neighborhood was the opportunity to own her own home, and to become a part of a well established neighborhood with people whom she already had associations with and where properties were clean and well kept. She disputed Mr. Miku's earlier comment that there were no other single-family homes in the area. She said there were more single-family homes further south on Vineyard.

Ms. Casey stated that she shares the concerns already mentioned by her neighbors and wanted to touch on a couple of other things that had not yet been mentioned. She stated that one of her concerns as a homeowner and a parent living directly across from the property is that the gate to Mr. Miku's property is opened most of the day. She said there is traffic from very early in the morning to very late at night. She explained that the commercial trucks sometimes come in as early as 6:00 a.m. and the beeping sound of the reversing commercial trucks can be heard at her home. She is concerned how the traffic and noise will affect the safety of her two small children. She explained that her neighbors, Lee and Laura Anderson, who live next door, could not be at the meeting today but they also share the same concerns.

Ms. Casey submitted pictures of the large industrial trucks at the site and pictures of cars that park in front of her home interfering with her trash and mail pick up. She added that she has come home from work and her driveway has been blackened by trucks that have used her driveway to do their turnaround. Ms. Casey said that Mr. Miku keeps his property very clean and nice but her concern lies with the intent of the future use of this site and the uses that could be allowed under C-1 and C-2 zoning.

Ms. Carmichael asked what Ms. Casey had noticed about Mr. Miku's property when she was looking at the neighborhood to purchase her home and what, if anything, has changed since she has moved in.

Ms. Casey said that when she was looking at the area she noticed how impeccable Mr. Huish's property was kept as well as the rest of the area. She said the thing that she has noticed the most since she has moved in is the amount of traffic coming in to the neighborhood from 5th Place. She pointed out that there is not a stop sign off of 5th Place and Vineyard and a lot of traffic cuts through her neighborhood to avoid traffic lights. Ms. Casey added that she was under the impression from Mr. Miku that his gate would remain closed and that traffic would only come to his site at certain times of the day. She said she was not aware of the concerns with people parking in front of her home or pulling into her driveway until after she had moved into the home.

Marcia Montague, 553 N. Orange, said the neighborhood agrees that Mr. Miku has improved the property since he has been there. She said that the neighborhood

just assumed that it would stay with the same use that it has had for years. She said that when the neighbors met with Mr. Miku to use the property as an office, it was compatible to the neighborhood and was how the property had been used for years, but it wasn't until after the turn of events that the neighbors became concerned with the future intent of the site. She emphasized that the neighbors would like to maintain a good relationship with Mr. Miku while securing the future of their neighborhood.

Ms. Carmichael asked if the air conditioning business that is currently operating at 450 W. 5th Place would be able to continue to operate as a legal nonconforming use, even if the zone change is not approved, and if the neighbors would continue to see the business operations that they have been describing to the Board.

Ms. Allen said that Mr. Miku could continue to operate his business as a legal nonconforming use as long as he does not have any outdoor storage or display.

Ms. Carmichael asked for additional clarification regarding Mr. Miku's ability to occupy and use the existing building at 438 W. 5th Place.

Ms. Allen said that, without a zone change, Mr. Miku will be unable to occupy and use the building at 438 W. 5th Place because it has been vacant for over one year and has lost its legal nonconforming status.

Mr. Jarvis stated that it is clear that office use is allowed; however, the neighbors described a light manufacturing use occurring at the site and asked if that was allowed as well.

Mr. Marek clarified that it is actually a service business which can have some storage associated with it as long as it is within an enclosed building; however, Mr. Miku is not manufacturing or assembling anything on site.

Mr. Miku clarified that he is not fabricating any sheet metal, but is buying it already manufactured and on occasion it comes to the site for brief storage before it is taken to the work site.

Chair Jordan asked why there was illegal outside storage of materials in the past and how they can be sure it will not happen again in the future.

Mr. Miku said when he originally looked at purchasing the property, he felt that C-2 zoning would be appropriate since it is in harmony with the contiguous properties, and would allow him to have indoor storage on the site. He said he has tried to minimize storage and keep the gate closed as often as he can to alleviate concerns of the neighbors. He explained that the gate is set up to allow an electronic means of opening and closing; however, he has stopped investing any additional money into the property until this issue with the zoning can be resolved.

Mr. Jarvis asked what actually takes place inside the building.
Mr. Miku said office usage, sales, and drawing design.

Mr. Jarvis asked why the neighbors were seeing storage of materials if no fabrication takes place on site.

Mr. Miku said they were components that had already been fabricated somewhere else and were off-loaded at his site from one truck to be on-loaded to another. He added that he tries to minimize those occurrences as much as possible.

Mr. Jarvis asked how often big trucks come to the site.

Mr. Miku said it depends on the week but they could come every other day, or sometimes a couple of times a day.

Mr. Jarvis asked why there are any big trucks coming to an office.

Mr. Miku explained that they park their service vehicles at the site when they are not out in the field. Mr. Miku added that he could alleviate the traffic for the neighbors if the rezoning were approved because he could utilize the vacant lot on 5th Street for their means of access rather than Vineyard Street.

Mr. Jarvis asked if the service trucks and traffic coming to the site is an allowable use of the land under the current zoning.

Mr. Marek said they are permitted to park their service vehicles in their parking lot. He added that any type of commercial business is allowed to have service deliveries to their site, so there is nothing to restrict that from occurring. He stated that the outdoor storage is prohibited, but not the deliveries. In addition, the ordinance does not stipulate the size of the delivery truck permitted on site.

Ms. Smith asked if the neighbors have ever gone to the City to issue a complaint as to what they perceive to be violations at this site.

Mr. Montague has said they would rather work with Mr. Miku rather than have each of the neighbors issuing their separate complaints to the City. He added that it is their feeling that this is a warehouse type of use and that Mr. Miku purchased the property, knowing that it was zoned R-4, and has, in a sense, abused the R-4 zoning.

Ms. Smith said she remembers when Mr. Huish came to the Board with his assisted living facility and she commended him for how well kept and beautiful his property is maintained. She reminded the Board of all the requirements that were asked of Mr. Huish and hoped that the Board would remain consistent in their expectations for that neighborhood.

Mr. Poe said that an assisted living facility normally implies that care is being given to elderly individuals, and asked if deliveries are being made to Mr. Huish's facility for meals, etc.

Mr. Huish said it is not an assisted living facility. The plans were approved that the occupants would be 55+ years of age with only 20% of the residents younger than 55 years.

Mr. Poe asked how old the General Plan is which shows this area to be C-1 zoning.

Mr. Marek explained that the Concept Plan, which was approved in 1999, shows this area to be professional office but does not specify zoning. He added that staff feels that C-1 and O-S zoning complies with the intent of the General Plan for professional office.

Mr. Poe asked if there is anything that Mr. Miku is doing or is planning to do at this property, including a storage building, which would be prohibited under the C-1 zoning.

Ms. Allen answered that a storage building would be permitted as long as it is ancillary to a permitted use.

Mr. Marek clarified further that individually rented storage buildings are allowed in the C-2 zoning district. C-1 zoning allows storage within an enclosed building as long as it is ancillary to the primary use, such as an office use in this case. Mr. Marek said the O-S zoning would not allow any retail to occur and it would also probably be questionable as to whether Mr. Miku could continue to have delivery trucks coming to the site as they do now. Mr. Marek explained that it is for this reason that staff felt the C-1 zoning is more appropriate than the O-S, so that Mr. Miku could at least continue to operate his business while still restricting other heavier uses that would be allowed in C-2.

Ms. Carmichael apologized to the Board that she had to leave in five minutes, and as a result, the Board will lose their quorum. She felt that leaving the property with R-4 zoning will not help address the concerns of the neighbors because Mr. Miku isn't doing anything that is not currently permitted. She felt that something needed to be done and she alluded to a compromise by supporting a zone change for both properties to C-1 zoning. This would allow Mr. Miku to make some improvements and move the gate off of Vineyard Street to 5th Place, which will cut down on traffic into the neighborhood. Ms. Carmichael suggested that this item may need to be continued to a future meeting.

Mr. Poe said he agreed with Ms. Carmichael's suggestion to continue this agenda item and felt that the Board is not ready to make a motion yet. He pointed out that this item has already been delayed several times before coming to the Board and there are too many open questions for him to feel comfortable acting on a motion.

Chair Jordan commended the neighbors for their respectful approach towards this situation and to the applicant, Mark Miku. He added that this is a healthy, normal process for a city that is dynamic and changing and growing, but unfortunately it is a somewhat painful process as well. He felt there are no quick and easy answers and suggested that a motion be made to continue this agenda item so that the applicant can study the infill development guidelines for Mesa and come up with a design and plan that the neighbors can embrace. He felt that with more definite planning and drawings it will eliminate the unknowns.

Mr. Marek said, based on the work that staff has done with the neighbors and the applicant, he didn't feel there would be much of a change to the zoning application; however, he suggested that during the period of the continuance, that the applicant could hire an architect to provide a plan that will address the issues of the neighborhood, and perhaps if development plans could be attached to the zoning approval, then the applicant and neighbors can come to an agreeable solution.

Chair Jordan challenged the applicant to continue to work with the neighbors and to include the design phase with the zoning application.

Ms. Carmichael said she echoed Chair Jordan's compliments to the neighbors for bringing forth their position in a positive way, but she added that it would not be realistic for the neighbors to refuse to support some kind of change in zoning to the property because leaving it at R-4 denies Mr. Miku the ability to use his property at 438 W. 5th Place. She also told Mr. Miku that she would like to see more concrete information on the usage of the properties.

Ms. Carmichael asked the applicant if he is receptive to the Board's suggestion to provide more concrete design and planning and if so, how much time he would need before bringing it back to the Board.

Mr. Miku said he would need approximately 45 to 60 days.

It was moved by Theresa Carmichael, seconded by Marshall Poe, to continue this agenda item until the March 18, 2004 Downtown Development Committee meeting.

Vote: 5 in favor; 0 opposed

Chair Jordan said that continuing the operation of the current business at 450 W. 5th Place is not a covenant to a healthy, open approach to this zoning case. There are plenty of O-S opportunities for all three parcels that could be quite successful development projects without the current occupation of 450 W. 5th Place.

5. Follow-up and discussion on DDC Retreat.

No discussion

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

No discussion.

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

Mr. Verploegen was not in attendance to give a report from Mesa Town Center.

8. Director's Report, Greg Marek

Site 21 – The City Council will be considering an amendment to the Disposition and Development Agreement for Site 21 this Tuesday. McShane Construction Company sent a letter withdrawing from the project and the developer has chosen Barton Malow Contracting to construct the project. The developer has also told the City that they can provide assurance of financing by the end of the month. They anticipate beginning construction on the project by early March. They are also continuing to work on their pre-leasing activities.

Site 24 – Mesa TV and Appliance has their building permit and will begin construction of Phase I by the end of this month. The City will continue to try and acquire the two remaining properties on the site over the next four or five months. If the City is unsuccessful, staff may be coming back to the Board regarding a redesign of the project so that the developers can build around the two remaining properties.

NE Quadrant Plan – Staff will be emailing the final report from Hunter Interests to the Board tomorrow afternoon. Ernie Bleinberger with Hunter Interests will be giving a presentation to the City Council on the report at the study session next Thursday morning. Mesa Community College has a subset to the report and will also be giving a presentation about the downtown campus. Staff is continuing meetings with Mesa Community College to move forward with the downtown campus leading up to the November bond election for the community college district. They are asking for a \$900 million dollar bond issue of which \$10 million will be dedicated to the downtown Mesa campus.

Paul Sale building – Staff has received the drawings for the renovation of the Paul Sale building and will be bringing them to the Board at the February or March DDC meeting. Bob Saemisch is the architect for this project and the initial plans look very good.

Design Review for 351 N. Country Club – Staff is working with the architect on a Design Review application for small shopping center on the SE corner of University and Country Club Drive. The Board is expected to review this application at the February DDC meeting.

Best Western Comprehensive Sign Plan – The Best Western Mezona is requesting approval of a Comprehensive Sign Plan to replace the existing freestanding sign with a new monument sign. This application is scheduled to be considered by the DDC in February.

Mesa Arts Center Tour – Staff will be scheduling a second tour for the DDC members who were unable to attend the first one sometime in February.

Ms. Smith asked what has been proposed for the new use of the Paul Sale building.

Mr. Marek said they have not made any pre-leasing commitments yet but they have proposed retail on the ground floor and office on the second floor.

9. Board Member Comments

Mr. Poe thanked staff for setting up the tour of the Mesa Arts Center. He expressed interested in receiving another tour just prior to opening of the facility to see the finished product.

10. Adjournment

With there being no further business, this meeting of the Downtown Development Committee adjourned at 9:01 a.m.

Respectfully Submitted,

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