

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

**DATE:** February 26, 2001    **TIME:** 4:00 p.m.

**MEMBERS PRESENT**

David Wier, Chair  
Lori Osiecki, Vice-Chair  
Debra Duvall  
Art Jordan  
Shanlyn Newman  
Wayne Pomeroy  
Terry Smith

**STAFF PRESENT**

Shelly Allen  
Katrina Bradshaw  
Tony Felice  
Greg Marek  
Patrick Murphy

**OTHERS PRESENT**

**MEMBERS ABSENT**

Theresa Carmichael  
Vince DiBella

**1.    Call to Order**

The February 26, 2001 Retreat of the Downtown Development Committee was called to order at 4:11 p.m. in the Redevelopment Office Conference Room at 20 E. Main Street, Suite 200 by Chair Wier.

**2.    Year 2000 Overview**

Mr. Marek, Redevelopment Director, gave a PowerPoint presentation on the Redevelopment and Historic Preservation Office 2000 Annual Report. This report provided information on various statistical information including sales tax revenue and public/private investment in Town Center, an overview of one and two year Action Plan projects, miscellaneous Redevelopment projects, design review and zoning cases processed during the year 2000, and an update on Historic Preservation projects and accomplishments. Mr. Marek addressed Board member comments and questions throughout the presentation. Some of the discussions held during the course of the presentation included:

- Code Enforcement
- Farmer's Market
- Mesa Arts Center
- Aquatics Center
- Relocation of Clara Pomeroy and Mitten House

**3.    Year 2001 Work Program**

**a.    Redevelopment Project Priorities**

The Downtown Development Committee reviewed the handout regarding the Redevelopment project priorities for 2001. Some of the questions and discussions included:

- Entertainment Facility Ordinance – Mr. Marek explained the purpose and intent for the proposed ordinance. The discussion included how the ordinance would affect the businesses downtown and how it could resolve some of the issues surrounding the Nile Theater.
- Crismon Building (146 W. Main St.) – Mr. Marek went over the status of this project and answered questions by the Board.
- Retail Recruitment – A discussion developed regarding what types of retail the Board would like to attract to the downtown area. Mr. Marek talked about forming a Retail Marketing Team to follow up on leads that the Redevelopment Office receives regarding retail recruitment.
- Site 25 – The Downtown Development Committee inquired about the status of this project and the future plans.

#### **b. Redevelopment Budget and Capital Improvement Projects**

Mr. Marek presented the Board with the department priority report for Capital Improvement Projects and gave a brief explanation of the CIP process. He went over some of the projects in the report and explained the logic behind the priority listing. A discussion developed regarding how changes in cash flow would affect the CIP budget and how much flexibility exists with the estimates that are provided in the report.

A discussion also developed regarding the CIP estimates for Site 24. Mr. Marek went over the estimates for land acquisition and design. Ms. Allen explained issues behind the environmental testing of the site and how it is affecting the project schedule. Mr. Marek and Ms. Allen answered questions from the Board.

Mr. Marek also talked about how the Citywide budget cuts will affect the Redevelopment Office.

#### **4. Discussion Regarding New Redevelopment Areas**

Mr. Marek pointed out that the Citizen Survey listed the redevelopment of older areas as the number one priority of Mesa citizens. He said he has requested that an additional professional staff member be added to the Redevelopment staff in order to provide the staff that will be needed if new redevelopment areas are created. Mr. Marek suggested that the area around the Mesa Lutheran Hospital could be a new redevelopment area. Chair Wier also suggested that Center Street, north of University, should also be considered as a new redevelopment area.

A discussion developed regarding the different roles the Redevelopment Office and Mesa Town Center Corporation play in the redevelopment of downtown. The Downtown Development Committee Board members felt it would be beneficial to have a joint meeting with the DDC and the MTCC Executive Board to discuss the issues and goals of downtown.

#### **5. DDC Comments and Issues**

- Wilbur Historic District  
The Board wanted to know if the City is planning to issue an RFP for the Wilbur neighborhood. Mr. Marek said the City is working on a Preservation Plan for the Wilbur neighborhood and then staff will work with the neighborhood to complete an Action Plan.

- Mesa Verde and One Macdonald Center  
Mr. Marek answered the Board's questions regarding the financing and status of these projects.
- Outdoor Seating  
Board members would like to see more restaurants with outdoor seating in the downtown area.
- Widening of University  
Board members were concerned about the possible widening of University Drive. Consensus was that this would hinder the goals and vision for downtown.

## **6. Adjournment**

With there being no further business, the meeting was adjourned at 7:12 p.m.

Respectfully Submitted,

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