

COUNCIL MINUTES

April 10, 1998

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 April 10, 1998 at 7:30 a.m.

COUNCIL PRESENT

Mayor Wayne Brown
Pat Gilbert
John Giles
Dennis Kavanaugh
Joan Payne
Wayne Pomeroy
Claudia Walters

COUNCIL ABSENT

None

COUNCIL-ELECT PRESENT

Jim Davidson

STAFF PRESENT

C.K. Luster
Pauline Backer
Wayne Balmer
Neal Beets
Denise Bleyle
Dennis Compton
Linda Crocker
Mike Hutchinson
Lars Jarvie
Barbara Jones
Harry Kent
Dorinda Larsen
Greg Marek
Jeff Martin
Ruth Anne Norris
Ellen Pence
Bryan Raines

STAFF PRESENT (CONT)

Andrea Rasizer
Tom Remes
Becky Richardson
Jenny Sheppard
Jan Strauss
Ursula Strephans
Doug Tessororf
Mindy White
Others

OTHERS PRESENT

Debra Duvall
Barry Kirshner
Robbie Sherwood
Tom Verploegen
Others

1. Hear and consider the proposal from Voit Development Company for the redevelopment of Site 21 (Former Bank One Building).

Redevelopment Director Greg Marek and Mr. Barry Kirshner, Project Manager for the Voit Development Company, addressed the Council relative to this agenda item. Mr. Marek briefly discussed the Voit Companies' proposal to undertake exterior and interior renovations to the 55,000 square foot building that will ensure the structure's attractiveness to upper-end tenants. Mr. Marek noted that the ground floor space will be used for retail and restaurant uses that will include outdoor dining. Mr. Marek added that the project, when completed, will create 250 to 300 jobs in the area.

Mr. Marek referred to a letter received from Mr. Kirshner recommending that a parking deck be constructed adjacent to the building to provide parking space for approximately 300 vehicles. Mr. Marek stated that the parking deck would have retail uses at the ground floor level. Mr. Marek added that the Mesa Town Center and the Downtown Development Committee has recommended that the parking spaces be provided by adding two levels to the Pepper Street garage, which would provide approximately 350 parking spaces. Mr.

Marek briefly highlighted three options presented to Council for their consideration and requested direction. (See Attachment.)

Mr. Kirshner addressed the Council and advised that the parking deck proposal is crucial to the overall development of the Town Center area.

Discussion ensued relative to the importance of attracting high quality tenants to the area, the fact that the ground floor of the proposed parking deck would include amenities such as a hand car wash, shoe repair and dry cleaning facilities, and the importance of undertaking a high scale, pedestrian friendly redevelopment project in the Town Center area.

In response to a question from Councilmember Kavanaugh, Mr. Kirshner advised that the development of the parking deck is crucial to the overall project and indicated that Voit Companies would not proceed with the project should the Council decide not to construct the parking deck. Mr. Kirshner noted that the Voit Development Company as well as the City will invest a substantial amount of monies and every possible action must be initiated to ensure the success of the project.

In response to a question from Vice Mayor Gilbert, Mr. Kirshner advised that the Voit Companies is willing to proceed with the project if the Council approves Option Number 1.

Councilmember Giles indicated support for the construction of the proposed parking deck but stated concerns relative to the overall financing of the project.

City Manager Charles Luster indicated his intention to continue negotiations relative to the financial aspects of the project.

In response to comments from Councilmember Giles, Mr. Kirshner expressed a willingness to include in any future agreement a clause stipulating that the Voit Development Company will not sell the former Bank One Building until all of the proposed improvements have been completed.

Councilmember Walters expressed concerns relative to utilizing a prime parcel of Town Center property which has the potential to be valuable in the future for the development of a parking deck.

Mr. Kirshner addressed Councilmember Walters' comments and stated the opinion that the value of the parcel of land behind the former Bank One building is completely dependent upon the remodeling of that building. Mr. Kirshner discussed parking demands in the Town Center area and added that, in his opinion, a buyer would not be interested in purchasing a parcel of land located behind a five-story building. Mr. Kirshner expressed the opinion that the development of the parking deck will play a key role in the overall success of the project.

Councilmembers Pomeroy and Payne indicated their support of the project.

Vice Mayor Gilbert stressed the importance of assuming a creative role in the development of the project and encouraged staff and Mr. Kirshner to pursue all avenues that may

benefit the Town Center both now and in the future. Vice Mayor Gilbert concurred with Councilmember Walters relative to the importance of preserving Town Center properties for future development and the fact that alternative parking resolutions should be explored.

In response to Vice Mayor Gilbert's comments, Mr. Kirshner stated that the possibility of developing a 'below ground' parking structure could be explored.

Mayor Brown requested that the Council participate in an informal poll relative to this agenda item and reported that the results were five to two with Councilmembers Walters and Gilbert indicating nay.

Mayor Brown thanked Mr. Kirshner and Mr. Marek for their input.

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

- a. Design Review board meeting held April 1.
- b. Downtown Development Committee meeting held March 19.

It was moved by Councilmember Giles, seconded by Councilmember Walters, that receipt of the above listed minutes be acknowledged.

Carried unanimously.

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

Mayor Brown advised that there were no reports on meetings and/or conferences attended.

4. Scheduling of meetings and general information.

City Manager Charles Luster advised that the meeting schedule is as follows:

Friday, April 17, 1998, 7:30 a.m. - Study Session

5. Prescheduled public opinion appearances (maximum of three speakers for five minutes per speaker).

Mayor Brown advised that there were no prescheduled public opinion appearances.

6. Items from citizens present (maximum of three speakers for five minutes per speaker).

Mayor Brown advised that there were no items from citizens present.

7. Adjournment.

Without objection, the Study Session adjourned at 8:11 a.m.

Carried unanimously.

WAYNE BROWN, MAYOR

ATTEST:

BARBARA JONES, CITY CLERK

Attachment

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 10th day of April 1998. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____ 1998

BARBARA JONES, CITY CLERK