

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

DATE: October 17, 2002 **TIME:** 7:00 a.m.

MEMBERS PRESENT

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

STAFF PRESENT

Shelly Allen
Katrina Bradshaw
Tony Felice
Greg Marek

OTHERS PRESENT

Susan Tibshraeny
Sharon Winters

MEMBERS ABSENT

1. Call to Order

The October 17, 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 proposed revisions to the elevations for Four Wheel Parts, located at 420 S. Country Club Drive.

Greg Marek said the applicant has requested some changes to the development plans that staff would like to be able to approve administratively if the Board members approve. Mr. Marek presented the revised elevations and pointed out the changes that were being proposed. The modifications included relocation of the entrance to the west elevation where the large windows were originally located. As a result the door on the south elevation was eliminated and the windows on the west elevation were replaced with double doors. Mr. Marek explained that staff will be requesting a revised site plan and landscape plan to include a pedestrian access from the parking lot to the main entrance.

Vice-Chair Jordan asked that staff require them to maintain the same lushness in their landscaping that was originally approved and not allow the applicant to claim visibility problems in order to remove some of the landscaping.

Mr. Marek agreed and said the revised landscape plan should indicate the location of the pedestrian access but should not eliminate any of the landscaping.

Ms. Smith asked staff to make sure the applicant understands that.

The Board members agreed to allow the modifications to be approved administratively rather than bringing them back to the Downtown Development Committee for a hearing.

3. Discuss items on the agenda for the Regular Meeting

Site 21

Chair Wier explained the format of the meeting which was to allow a timed 10-minute presentation from the developers, a staff report from the Redevelopment Office, and questions and answers from the Board.

The Board members discussed what types of questions that they would like to ask each developer and in what format they should be presented.

Mr. Marek suggested that Chair Wier announce a clarification that no decisions have been made yet by the Board or City Council on the selection of the developer.

Vice Chair Jordan suggested that the top 2 developers be forwarded for a recommendation to City Council.

The Board discussed the time period to allow exclusive negotiations. The Board concurred that they would prefer a 60-day exclusive negotiation period rather than 90 days.

Mr. Pomeroy asked if any of the incentives that have been asked by the developers were unacceptable to the City.

Mr. Marek said all of the incentives that have been asked by the developers are things that the City Council has previously agreed to in earlier Redevelopment Agreements; however there are a few incentives that staff has concerns about and has outlined those in the staff report. Mr. Marek went on to discuss what those were and answered questions from the Board.

Mr. Jordan asked that each Board member communicate effectively in the meeting and clearly state their comments and opinions so that an effective motion can be made.

4. Update on applications and projects

None.

5. Director's Report, Greg Marek

None.

6. Board Member Comments

None.

7. **Adjournment**

With there being no further business, this meeting of the DDC was adjourned at 7:28 a.m.

Respectfully Submitted,

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

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