

GENERAL DEVELOPMENT COMMITTEE MINUTES

September 5, 1996

The General Development Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on September 5, 1996 at 7:30 a.m.

COMMITTEE PRESENT

T. Farrell Jensen, Chairman
Pat Gilbert
Jim Stapley

COMMITTEE ABSENT

None

STAFF PRESENT

C.K. Luster
Wayne Balmer
Linda Crocker
Elva Fimbres
Mike Hutchinson
Harry Kent
Bryan Raines
Lois Underdah
Debbie Yukolis
Others

OTHERS PRESENT

Jim Davidson
Barry Kirshner
Ralph Pew
Bob Voit
Others

1. Discuss and consider a proposed revised Mesa Town Center Redevelopment Plan.

Community Development Manager Wayne Balmer provided the Committee with information relative to a proposed revision to the Town Center Redevelopment Plan.

Mr. Balmer advised that in the past, the City has prepared a redevelopment plan for each specific redevelopment project. Mr. Balmer discussed staff's proposal to streamline the process by preparing a general redevelopment plan for the entire Town Center as well as two additional areas, the west side of Country Club Drive and the east side of Mesa Drive. Mr. Balmer explained that these areas have generated redevelopment interest from several possible developers. Mr. Balmer expressed the opinion that the revised plan would streamline the process and facilitate staff's efforts with developers and ensure efficient Request for Proposal processes.

Discussion ensued relative to the necessity of adopting a resolution to re-declare the Town Center Square Mile and the two additional areas previously mentioned as designated slum and

blighted areas, the fact that the proposed resolution would be considered by the Council at the October 7, 1996 Regular Council Meeting, and the anticipated positive impacts of the proposal.

In response to a request for input from Chairman Jensen, Bob Voit, President of the Voit Companies, stressed the importance of ensuring that redevelopment efforts and goals remain consistent and provide an enhanced definition of the Town Center area. Mr. Voit also commented that significant public investment is paramount to a successful project.

In response to Mr. Voit's comments relative to the intent of the proposed plan, Chairman Jensen stated the opinion that the terms of the proposed document provides a greater definition of goals for the downtown area.

It was moved by Committeemember Stapley, seconded by Committeemember Gilbert, to recommend to the full Council, that the Town Center Square Mile and the areas on the west side of Country Club Drive and east side of Mesa Drive be designated slum and blighted areas, and that the revised Mesa Town Center Redevelopment Plan be adopted.

Carried unanimously.

In response to a question from Chairman Jensen, Mr. Balmer advised that the priorities for this year include Main Street improvements, the Northeast Quadrant land acquisition, Site 14 land acquisition/preparation for re-sale, and infrastructure improvements in the Northeast area following land acquisition.

2. Scheduling of meetings and general information.

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

Friday, September 6, 1996, 7:30 a.m. - Study Session.

3. Adjournment.

It was moved by Committeemember Stapley, seconded by Committeemember Gilbert, that the General Development Committee meeting adjourn at 7:50 a.m.

Carried unanimously.

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I hereby certify that the foregoing minutes are a true and correct copy of the General Development Committee meeting of the City of Mesa, Arizona, held on the 5th day of September, 1996. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12th day of September 1996

BARBARA JONES, CITY CLERK