

## COUNCIL MINUTES

October 31, 2024

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 October 31, 2024, at 7:32 a.m.

### COUNCIL PRESENT

John Giles  
Francisco Heredia  
Jennifer Duff  
Mark Freeman  
Alicia Goforth  
Scott Somers  
Julie Spilsbury

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

Mayor Giles conducted a roll call.

### 1. Review and discuss items on the agenda for the November 4, 2024, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: None

In response to a request from City Manager Christopher Brady for an update regarding Item 6-a, **(Proposed amendments to Title 4, Chapters 3 and 9 of the Mesa City Code pertaining to electric vehicle charging standards for new construction. The amendments pertain to requirements for installation of certain infrastructure to aid in providing electric vehicle charging in single family and multiple residential developments.)**, on the Regular Council meeting agenda, Development Services Director Nana Appiah introduced Development Services Deputy Director John Sheffer and displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Sheffer stated at the September 5, 2024, Study Session, staff discussed the desire to have a 20% requirement for electric vehicle (EV) chargers and EV capable parking spaces at multi-family residential properties. He commented that after multiple discussions with multi-family developers, the percentage amount should be based on the number of units as opposed to the number of total parking spaces. He noted that the percentage relates more to the tenant spaces and includes parking for visitors, which can vary. He stated staff evaluated what was recommended and adjusted the number of EV installed spaces as full chargers to 5% of the number of units, plus an

additional 15% for the number of EV capable spaces, while single-family residential properties remained the same at one per dwelling. (See Page 2 of Attachment 1)

In response to a question posed by Mayor Giles, Mr. Sheffer defined that EV installed is 100% ready to drive up and plug in; as opposed to EV capable, which indicates all the infrastructure is provided and the power exists at the electrical service. He emphasized that the cost is significantly lower to add an EV charger to an EV capable space.

In response to a question posed by Councilmember Goforth, Mr. Sheffer explained that EV ready relates to a space that has an EV outlet. He defined the three categories for EV readiness. (See Page 3 of Attachment 1)

Responding to a question from Mayor Giles, Mr. Sheffer replied that requiring 20% of EV chargers installed, ready or capable at residential multi-family properties, is a good starting point and that there is always the capability to increase EV readiness in the future. He cautioned that forecasting too far in advance can be costly and burdensome.

In response to a question posed by Councilmember Duff, Mr. Sheffer answered that EV readiness prepares for Level 2 chargers. He provided a recap of the three levels, with Level 1 being a 110 outlet that can take an entire day to charge a vehicle, Level 2 is a guaranteed overnight charge, and Level 3 is the high-power rapid charge.

Mr. Appiah explained that developers pay attention to the market demand and build infrastructure to meet customer demand. He stated that in comparison to the number of EV chargers in the surrounding cities, Mesa has one of the highest required standards.

In response to a question posed by Councilmember Freeman, Mr. Sheffer answered that Level 2 chargers are proposed across the board, and Level 1 is already provided in single-family homes. He elaborated that the intention is to have Level 2 chargers, a 220-volt in the garage, and the City is providing a path from the electrical service to the garage to ensure a relatively easy install retrofit. He confirmed that the proposal is for all single-family homes to have Level 2 chargers.

Responding to a question posed by Mayor Giles, Mr. Appiah clarified that the original proposal was for 15% EV readiness and the direction from Council was to increase the amount, which was raised to 20% after discussions with builders.

In response to a question posed by Councilmember Spilsbury, Mr. Sheffer stated that through research, it was discovered that Scottsdale and Avondale were the only two cities that had ordinance requirements in effect for EV chargers in the Valley.

Responding to a question from Councilmember Freeman, Mr. Appiah affirmed that once a multi-family residential complex is built, adding additional capacity for EV charging is very expensive. He emphasized that multi-family developers and owners who determine that the market demands more can always build more EV parking than the basic minimum required.

Mayor Giles thanked staff for the presentation.

Deputy City Manager Candace Cannistraro displayed a PowerPoint presentation regarding Item 5-d, **(Approving the purchase of three parcels of real property with the addresses of 17, 31, and 37 West University Drive that consist of 0.92± acres of vacant land and authorizing the City Manager to enter into the documents necessary to purchase the property for**

**\$2,100,000. The purchase of the property is intended to help facilitate the potential development of an affordable housing complex for seniors. The purchase is covered by federal funds from the Neighborhood Stabilization Program (NSP) of \$1,926,000. The remaining funding is from the General Fund, sourced from a developer reimbursement of HOME (Home investment partnership programs) dollars related to a project that did not move forward. (District 4)), on the Regular Council meeting agenda. (See Attachment 2)**

Ms. Cannistraro stated seniors are the fastest growing population and make up approximately 25% of the population. She discussed the great need for senior affordable housing. (See Page 2 of Attachment 2)

Ms. Cannistraro discussed the opportunity of three parcels available and presented a map describing the locations. She stated an appraisal was conducted that determined the best use for the parcels are for commercial or multi-family development. She noted the close proximity of the parcels to a senior center that is partially funded by the City. (See Page 3 of Attachment 2)

Ms. Cannistraro reviewed the funding availability for the proposed senior affordable housing property, which is adjacent to Mesa's senior center where services can be provided. She explained the Neighborhood Stabilization Program (NSP) and the remaining federal funds available, which total \$1.9 million, and described the requirements for use of the federal funds. She summarized additional options that were considered when evaluating opportunity costs when identifying funding sources and restrictions. She noted that Housing and Urban Development (HUD) has been contacting various municipalities across the nation urging municipalities to close out their NSP programs from 2009 and 2011. (See Pages 4 through 6 of Attachment 2)

Ms. Cannistraro reported that the City of Mesa (COM) would not be developing the property, just acquiring the property to land lease for the development of a senior affordable housing property. She clarified the Request for Proposals (RFP) process and requirements, noting a deadline of April 1, 2025. (See Page 7 of Attachment 2)

In response to a question from Councilmember Spilsbury, Ms. Cannistraro replied that the previous developer was unsuccessful. She explained that the new application process will allow a developer to receive additional points to qualify and be more successful. She stressed that the RFP is available to all developers and is specific to the site for senior affordable housing.

In response to multiple questions from Councilmember Freeman, Ms. Cannistraro replied that most of the federal funds require a 20-year affordability period. She stated that HUD requires 20 years, and since the property is a City land lease, the City has the ability to require longer terms and to impose restrictions.

Discussion ensued relative to the land lease, HUD requirements, federal funds, acquiring the property, determining best use for multi-family property, restrictions, fiscal impact, funding, the need for various affordable senior housing properties, wraparound services, NSP funding, land banking, and partnerships with non-profits.

In response to a question from Councilmember Somers, Ms. Cannistraro explained that after the NSP funds have been utilized, the remaining funds will come from the City's HUD portion which flows through the General Fund (GF) as part of that transaction; however, those GF dollars are not derived from any tax dollars or state shared revenues.

Responding to a question from Councilmember Goforth, Ms. Cannistraro stated that Mesa needs a variety of housing, and the Balanced Housing Master Plan identifies different levels of senior housing needed in all areas. She added the parcel identified for the affordable senior housing is less than one acre and the best use would be for multi-family, rentable senior affordable housing as opposed to an owner.

Mayor Giles thanked staff for the presentation.

In response to a request for clarification from Councilmember Goforth regarding Item 4-f, **(Additional Vendor Awards Using the Cooperative Term Contract for the Purchase of Original Equipment Manufacturer (OEM) Heavy Duty Parts and Repair Services and Dollar Limit Increase for the Fleet Services Department (Citywide))**, on the Regular Council meeting agenda, Fleet Services Director Mike Lewis explained that the dollar limit increase and request for additional vendors are a result of the need for new contracts which are for the original equipment manufacturers for many of the City's fleet vehicles, parts, and repair services.

2-a. Hear a presentation, discuss, and receive an update on the Sunaire renovation project and the associated Off the Streets Program.

Deputy City Manager Candace Cannistraro introduced Community Services Deputy Director Lindsey Balinkie and displayed a PowerPoint presentation. **(See Attachment 3)**

Ms. Cannistraro noted that the Sunaire property was formerly known as the Grand Hotel.

Ms. Balinkie provided an overview of the Off the Streets program emergency response, which provides 90 days of immediate shelter to move people off the streets. She mentioned that the City has a graduated approach to create programs, invest funds, and create services. (See Page 2 of Attachment 3)

Ms. Balinkie reviewed the statistics of the program from its start in May 2020. She stated in the past few years, the number of family rooms has increased from 10 to 30 family rooms to accommodate the increased need. (See Page 3 of Attachment 3)

Ms. Balinkie discussed the wraparound services provided by the program and the strong local partnerships. She mentioned that staff was able to increase the number of rooms to 113 due to available funding in the last year; however, the number of rooms are reducing back down to 85 rooms due to lack of available funds. (See Page 4 of Attachment 3)

In response to multiple questions from Councilmember Spilsbury, Ms. Balinkie replied that within Mesa's family demographics, all 30 rooms are currently full with at least three families waiting. She indicated there is a high utilization rate of those rooms consistently, and she can provide data with exact numbers. She reported that when rooms are not experiencing utilization, typically there is a need to service the room, a maintenance check, or a room is being flipped, but usually all rooms are completely full. She commented that first responders have access to a 24/7 hotline to assist with referring individuals to shelters. She emphasized that the City does not have a 24/7 public hotline; however, the County has a hotline that is available, which includes Mesa. She noted many programs are closing as the American Rescue Plan Act (ARPA) dollars are expiring.

In response to a question from Councilmember Duff, Ms. Cannistraro stated that the City does not have sufficient funds to operate both the Sunaire property and retain all the rooms at the Windemere Hotel. She emphasized that the Sunaire property is a 12-month construction project

and discussed the City's intentions for the contract entered into with the Windemere over the next two years.

In response to a question posed by Mayor Giles, Ms. Cannistraro discussed the estimated 12-month project with an expected opening in February of 2026. She informed Council that Monday's agenda is to award the contract to the lowest bidder, and she hopes to have a contract within 30 days. She mentioned the goal is to utilize Sunaire for new intakes and those on a waitlist, and clarified that individuals who are at the Windemere Hotel will not move to Sunaire.

Responding to a question from Councilmember Goforth, Ms. Cannistraro explained that the two-year contract with the Windemere Hotel includes a 30-day notification period if the City needs to reduce the number of rooms needed. She noted the contract provides the City an opportunity to lock in the price with an inflation factor for the second year, with an out-clause notification.

In response to a question from Mr. Brady, Ms. Balinkie replied that the City's cost per room at the Windemere is \$13.50.

Ms. Cannistraro presented a map identifying the location of the Sunaire property and highlighted some of the property information, as well as the funding costs for acquisition and renovations. She indicated as long as the City is able to move forward in contract with construction by December, the City will meet the ARPA requirements for obligating the funds within the time frame required. (See Page 5 of Attachment 3)

Ms. Cannistraro discussed the Good Neighbor Policy, which was included as a condition of the Council Use Permit (CUP). (See Page 6 of Attachment 3)

Ms. Cannistraro shared the focus required by the CUP for Sunaire will be on the vulnerable population of families, seniors, and domestic violence survivors. She noted Sunaire will be a closed campus, by referral only from first responders, and walk-ups are not allowed. She provided an overview of the policies, regulations, accommodations, and services at the location, as well as the use of the multi-function space. She explained that all rooms are designed for easy cleaning, easy maintenance, and are pet friendly now. She noted that not allowing pets has been a barrier for individuals seeking services. She stated that due to the age of the building, the City had to retrofit some Americans with Disability Act (ADA) ramps and walkways to be in compliance with the current code. She added there will be 24/7 police presence on the property. (See Page 7 of Attachment 3)

Ms. Cannistraro presented images of the physical renderings of the south side of the property and discussed some of the improvements. She described the aerial and site views of the property, the amenities, and the flow of traffic for delivery trucks, staff, and clients. She emphasized that the RFP is a low bid award, which means the City cannot negotiate after the bid and everything must be included in the bid. (See Pages 8 and 9 of Attachment 3)

Ms. Cannistraro discussed the neighborhood and site improvements made to the south of the Sunaire location. She commented the neighborhood used to be in the County before being annexed into the COM and described neighborhood improvements that were completed to improve the area to COM standards. (See Page 10 of Attachment 3)

In response to a question from Councilmember Goforth, Ms. Cannistraro described the neighborhood boundaries for the improvements. She reported that there were seven to nine

streetlights that the City needed to install on the north and south roads, adding the east/west roads had existing streetlights that were converted to LED lights.

At 8:52 a.m., Mayor Giles excused Vice Mayor Heredia from the remainder of the meeting.

In response to a question posed by Councilmember Goforth, Transportation Director RJ Zeder stated he can provide the measurements of the streets in the adjacent neighborhood; however, there is not enough right-of-way (ROW) available to add sidewalks, as well as the cost of \$4 to \$5 million. He mentioned that nine additional LED streetlights were installed on the north/south streets as an additional measure of safety, since residents from the neighborhood were concerned about people in the alleys.

Mr. Brady clarified that the neighborhood was built to the standards of the County, which differs from the City's street width or ROW.

Ms. Cannistraro mentioned the renovation timeline for the Sunaire property is to begin in early 2025 with completion in early 2026. (See Page 11 of Attachment 3)

In response to multiple questions from Councilmember Somers, Ms. Cannistraro answered that the funding for the Sunaire renovations will be provided by ARPA dollars, with the exception of the police officers which will come from the GF. She stated that there will not be any cooking units in the rooms; however, the rooms will have a mini fridge and microwave. She added refrigerators will be provided in the lobby for food service that will be brought in and passed out to residents.

Councilmember Duff expressed her support for the project.

Responding to a concern from Councilmember Spilsbury, Mr. Brady suggested working with the contractor to install a fence to help clean up the property site while construction is taking place.

Mayor Giles thanked staff for the presentation.

### 3. Current events summary including meetings and conferences attended.

Mayor Giles and Councilmembers highlighted the events, meetings and conferences recently attended.

### 4. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Monday, November 4, 2024, 5:15 p.m. – Study Session

Monday, November 4, 2024, 5:45 p.m. – Regular Council meeting

Assistant to the City Manager Andrea Alicoate announced that on Monday, November 4, 2024, at 7:30 a.m., a renaming ceremony for the Mesa Grande Cultural Park to its cultural heritage, Scedagi Mu:val Vaaki. She provided details about the event and the park.

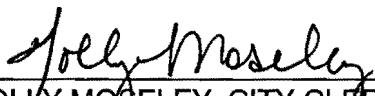
Mr. Brady announced that on Thursday, November 21, 2024, from 5:00 p.m. to 7:30 p.m., there will be the formal dedication ribbon cutting ceremony of the new City Hall and is an invitation-only

event. He added on Saturday, November 23, 2024, a community open house for the new City Hall will take place from 10:00 a.m. to 12:00 p.m.

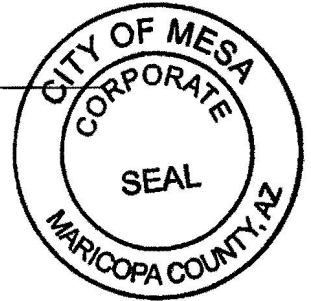
5. Adjournment.

Without objection, the Study Session adjourned at 9:16 a.m.

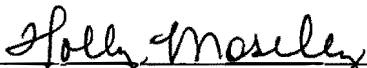
ATTEST:

  
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HOLLY MOSELEY, CITY CLERK

  
\_\_\_\_\_  
JOHN GILES, MAYOR



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 the 31<sup>st</sup> of October 2024. I further certify that the meeting was duly called and held and that a quorum was present.

  
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HOLLY MOSELEY, CITY CLERK

lr  
(Attachments – 3)

# City Council Meeting

## Potential EV Parking

Presented by:

Nana Appiah – Development Services Director  
John Sheffer – Building Official





# ELECTRIC VEHICLE (EV) CHARGERS

## Single-Family Residential

EV Capable = 1 per dwelling unit

## Multi-Family Residential

EV Installed = 5% of Units

EV Capable = 15% of Units



# Current EV Chargers

Level 1 - 120V (3-5 miles/hr)

Level 2 - 240V (10-20 miles/hr)

Level 3 - 480V (20 miles/min)

## Definitions

### EV-Capable

Infrastructure to add outlets for chargers

### EV-Ready

Outlet ready to plug in a charger

### EV-Installed

Full charger installation



EV Capable



EV Ready



EV Installed

## EV READINESS

# Single-family residential as required by other cities

City	EV Installed	EV Capable	EV Ready
Scottsdale	-	1 space per dwelling unit	-
Flagstaff	-	-	1 space per dwelling unit

# Multi-family residential as required by other cities

City	EV Installed	EV Capable	EV Ready
Scottsdale	4% of min. parking	20% of min. parking	-
Avondale	4% of resident parking + 1% of visitor parking	16% of resident parking + 3% of visitor parking	-
Flagstaff	-	3% of min. parking	-
Tucson	-	20% of min. parking	10% of min. parking

# Builders - current installation

## Single-Family Builders

Blandford = EV-Ready (Varies)

Taylor Morrison = EV-Ready (Varies)

Toll Brothers = EV-Ready (Varies)

Lennar = EV-Ready



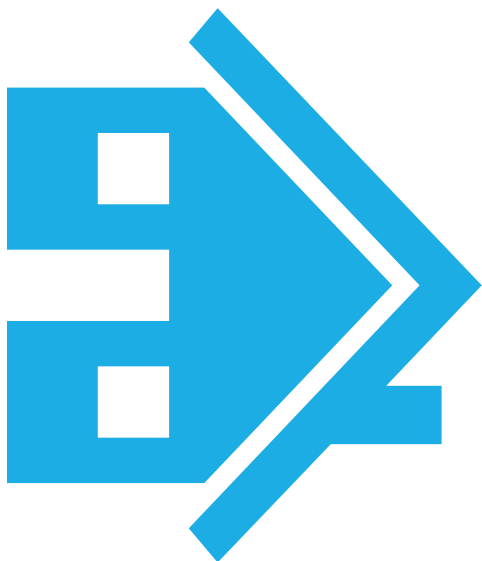
## Multi-Family Builders

5-10% EV – Installed

5-10% EV – Capable

Applies to most apartments and condos due to market demand, not city requirements





# SENIOR AFFORDABLE HOUSING

Opportunity for Development

City Council Study Session  
October 31, 2024

Candace Cannistraro, Deputy City Manager

# Background



- **Seniors are one of the fastest growing populations entering homelessness**
- “The City’s population is aging slightly faster than that of Maricopa County and nationwide. As the City population ages, the demand for senior-friendly housing with integrated support services will increase”\*
- “Over time, the City can benefit from approximately 23,400+ total housing units at monthly payments affordable for households that make 50 percent or less of the AMI (\$42,000 or less)”\*

\*Source: City of Mesa Balanced Housing Master Plan 2024<sub>2</sub>





# Opportunity

Available parcel of land adjacent to the Senior Center in downtown Mesa

- 17, 31, and 37 W. University Drive
- 0.92 acres total
- Appraisal value \$2.1M

Feasible for multi-family senior affordable housing

- From the appraisal “the highest and best use of the subject property is for commercial/multi-family development”



# Funding Availability - NSP

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The City received Neighborhood Stabilization Program (NSP) funds in 2009 and 2011

- The program was developed to address the negative impact of foreclosure and vacant properties
- The City purchased and renovated multiple properties, and then resold them to low-income eligible individuals
- The program has not been active in many years. Remaining funds include \$536,000 in original funds and \$1,390,000 in program income. For a total of \$1,926,000.

# Eligible Activities for NSP Funds

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- Acquisition and rehabilitation of housing for purposed of selling under market-value (low-income eligible requirements)
- Down-payment assistance for home buyers of the rehabilitated housing
- Acquisition of vacant land for development now or in the future (land banking)
- Demolition of blighted structures for future development
- Foreclosure prevention through counseling services and financial assistance

# Other Options Considered

- NSP program income can be converted to CDBG (Community Development Block Grant) funds. \$1,390,000
  - All funds would need to be converted at one time, no phasing
  - Only 15% could be used for services
  - 85% would need to be used for development project(s). Development projects have been historically difficult to complete
  - \$536,000 in remaining funds need to be used on an eligible NSP project or be returned to the federal government

# Development of Property

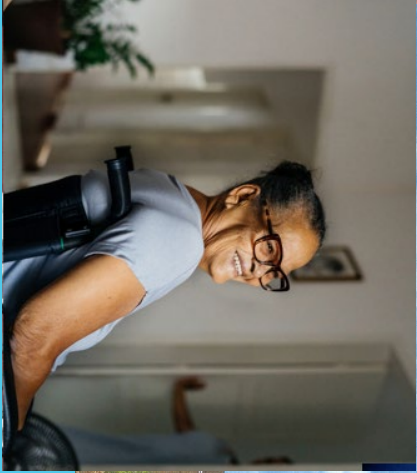
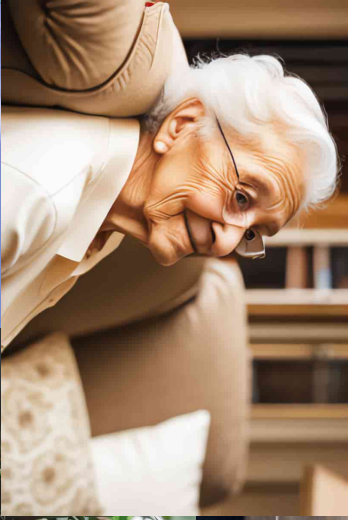
- Request for Proposals (RFP) to be released for development of the property for senior affordable housing
- Selected developer will receive a land-lease for the property and \$500,000 in HOME funds towards the construction
- Final award is contingent on selected developer receiving State low-income housing tax credits (LIHTC) in the upcoming LIHTC process
- If LIHTC is not awarded for the development of the selected project, the City will reissue the RFP the following year

**Staff feel the best and most impactful use of the available NSP funding is the purchase of the property as outlined**

Contingent on updated appraisal, and completion and clearance of HUD (Housing and Urban Development) environmental study

# **Staff Recommendation**





# Thank You





# **Off The Streets Program at the Sunaire Property 6733 E Main Street**

**October 31, 2024**

Candace Cannistraro, Deputy City Manager

Lindsey Balinkie, Deputy Director Community Services



# Mesa's Pathway to Housing



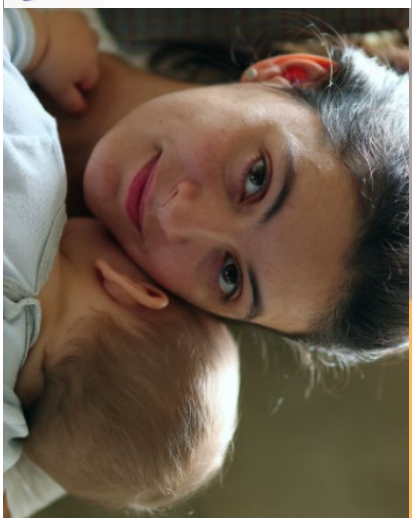


## Who we serve

- 447 families
- 2,668 individuals
- 49% female
- 22% survivors of domestic violence
- 10% aged 62+
- 23% youth under 18

70% successful graduation rate

-Clients served since May 2020-



-Clients may be in more than one demographic group-

## Wrap-around Services Provided

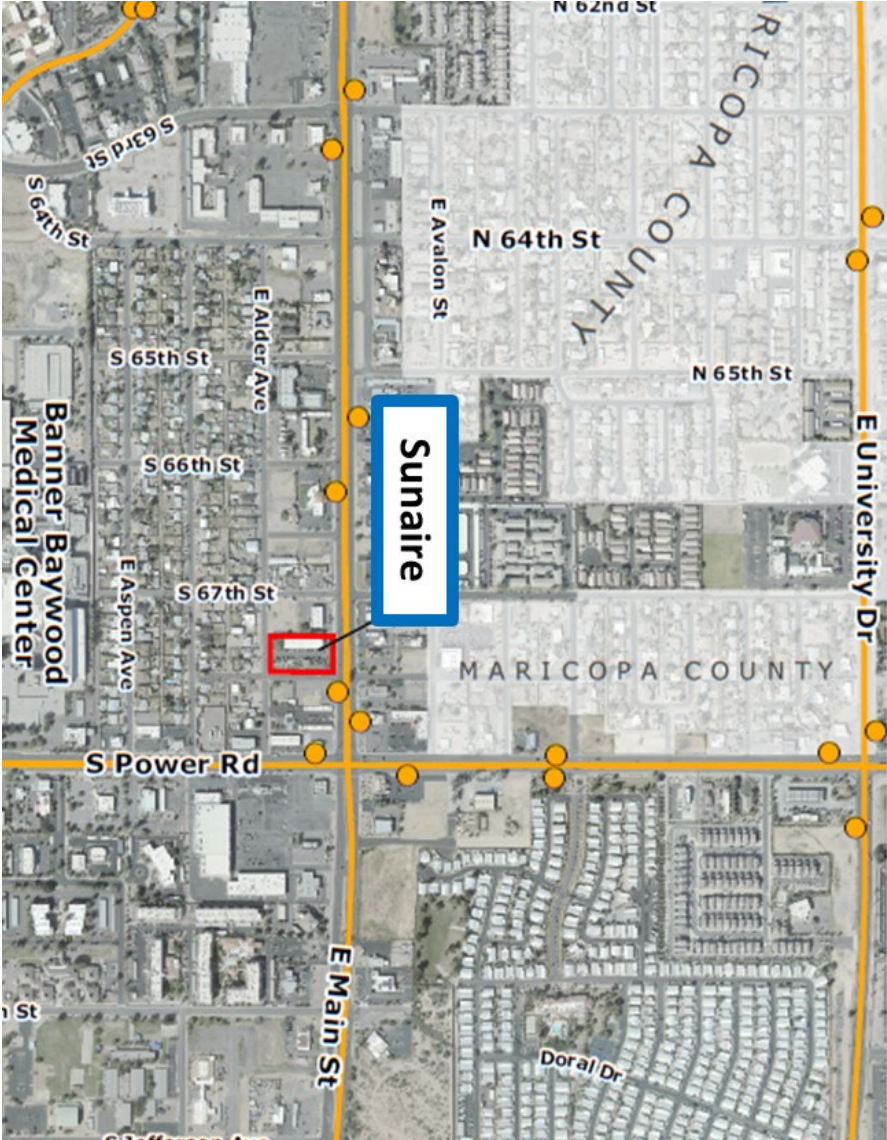
- Assignment of a case-worker/community navigator
- Assistance with developing a housing plan
- Evaluation of eligibility for County/State/Federal assistance programs
- Transportation to needed services

**Program has been in place for four years with demonstrated success and strong local partnerships**

- Service tool for Mesa first responders
- Emergency cot congregate room
- 85-113 rooms over the time based on available funding

## 6733 East Main Street

- Previously the Grand Hotel
  - Built in 1973/1985, 1.34 acres
- Council Use Permit approved in November 2023
- City purchased in December 2023
- Acquisition total costs of \$7.6M
  - \$4.0M from Maricopa County ARPA\* funds
  - Remaining from City of Mesa ARPA\* funds
- Renovation total costs of \$6.3M
  - Design \$0.5M
  - Construction \$5.8M (excluding contingency and furnishings)
  - Funding from City of Mesa ARPA\* funds



\* ARPA – American Rescue Plan Act



# SUNNAIRE GOOD NEIGHBOR POLICY

## Included as a condition of Council Use Permit

- City of Mesa will continue to oversee the site
- Sunaire will only serve families, seniors and domestic violence survivors
- No walk-up or drop-in services available or allowed
- Nonprofit partners case management and on-site oversight 24/7
- Area police patrols and dedicated police officer onsite 24/7
- Phone line and email provided to neighborhood
- Proactive homelessness outreach
- Curfew enforced for program participants 10 pm
- No visitors are allowed without permission and monitoring

# NEW SUNNAIRE LOCATION

Study Session  
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Attachment 3  
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## 6733 East Main Street

### Focused on Families, Seniors, and

### Domestic Violence Survivors

- Mesa Residents
- Referred through first responders
- Police, Fire, Park Ranger, Court

### 64 Rooms

- Flexible room configurations to accommodate families of various sizes
- Pet friendly rooms
- ADA ramps and walkways

**Multi-function space for intake, education, and computers for on-line work/service applications**

### Closed Campus

- No walk-up service
- Clients and staff only on-site

### 24-hour Police Presence

### 24-hour Program Management

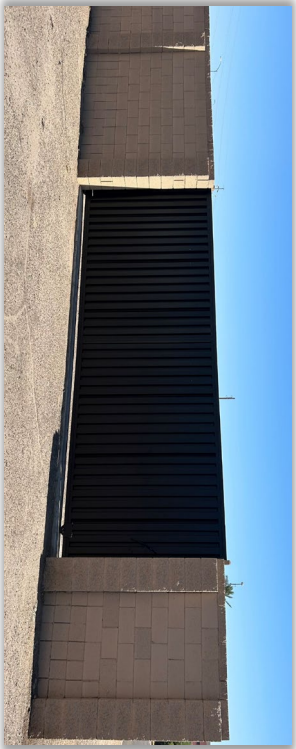
- Establishment of a non-profit partnership like at Windemere

Main Street entrance from the corner of Sunaire Street and Main Street





Gate example



Previous view



New View (gate will be added)

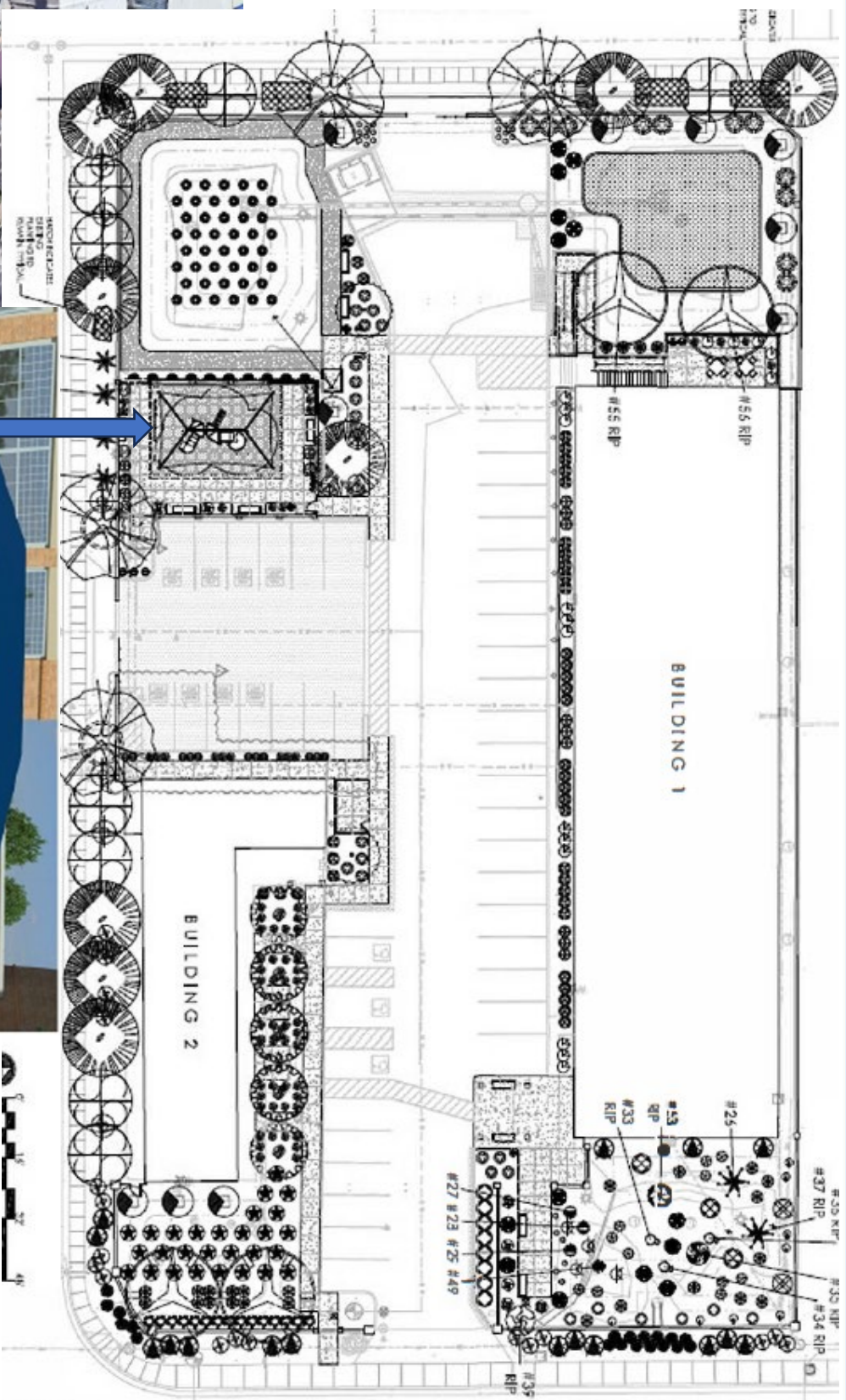




## AERIAL/SITE VIEW

- Replacement of existing palm trees with drought tolerant vegetation
- Refresh of landscaping
- Addition of play equipment in old pool area
- Dog service area

Before



## Neighborhood Improvements

- Updated existing streetlights to LED
- Added streetlights to North/South streets
- Applied crack and slurry seal to neighborhood streets
- Shade Tree Program Workshop
- Alley cleanup during Love Your City

## Site Improvements To-date

- Secured site, routine site walks
- Installed perimeter cameras linked to the Real-time Crime Center
- Asbestos removal and pest control completed
- Established general landscape maintenance



# SUNNAIRE RENOVATION TIMELINE

Fall  
2024

Contract awarded

Early  
2025

Renovation begins

Early  
2026

Facility opens

