

**Minutes
Enhanced Services Commission
April 14, 2015**

Minutes of the Enhanced Services Commission held on April 14, 2015, 8:30 AM, at the Tempe City Hall - Community Development, Conference Lobby Room, 31 East Fifth Street, Tempe, Arizona.

Members Present:

Heidi Kimball, Chairman of the Board
Matt Mooney, President of the Commission
John Creer, Vice President of the Commission
Ken Jones, Treasurer
Dave Nakagawara, Secretary
Don Bessler, Public Works Director
Shelley Hearn, Community Services Director
Gordon Cresswell, Public Member
Kelly Raferty, Community Services Deputy Director
Kate Borders, Downtown Tempe Authority Member

City Staff Present:

Ryan Levesque, Deputy Director of Planning
Roger Hallsted, Financial Analyst
Alex Smith, Real Estate Development Supervisor
Julie Stennerson, Community Development

Members Absent:

None

Guests Present:

None

Meeting convened at 8:35 am.

Agenda Item 1 – Consideration of meeting minutes: January 13, 2015

Heidi Kimball confirmed the commission members had reviewed the minutes.

MOTION: Shelley Hearn
SECOND: Gordon Cresswell
DECISION: Approved

Agenda Item 2 – Public Appearances

There were no public appearances.

Agenda Item 3 – Commission Resident Member Vacancy

There is a vacancy for the At-Large Residential Owner position for the Enhanced Services Commission. The position is for a non-voting member, which resides and owns a residence within the Rio Salado Community Facility District. Ryan Levesque contacted the management companies for the condo associations. He has not received any communication from the associations. Matt Mooney will be forwarding the names of potential applicants to Ryan. Ryan Levesque offered to attend a future HOA meeting if the association would like more information regarding the Commission.

Agenda Item 4 – Budget Update

Roger Hallsted gave an overview of the Operating Budget History. A projected estimate has been made for the last few months of this fiscal year. There will be some savings this year. This is the first year a 5% reduction was made before sending out the assessments to help bring the budget closer to the actual costs. The electricity costs will be at or a little over 100% this year. The infrastructure replacement for FY 2015/16 has been reduced this year due to the amount of infrastructure replacement costs collected last year. The docks at Tempe Beach Park probably will not be replaced until next year due to personnel changes.

A concern has been expressed related to the security costs. Additional security hours may be necessary with the State Farm building completion in October. Marina Heights will have a robust presence of security to deter skateboarders, urban campers and other problematic issues along the lake. The additional cost for security provided by Downtown Tempe Authority contracted with Block by Block should not be substantial. A tremendous amount of transients tend to migrate to A Mountain. This particular area is the responsibility of the Police Department, Public Works and Hazmat if necessary.

The Security budget is up about \$18,000 this year due to an error last year. The only other increase is for the Lake Surface, Shoreline Cleanup, and Landscaping due to a personnel cost increase. The landscaping costs may need to be increased to over seed, water and maintain the linear park in front of the new buildings as they are completed.

Roger Hallsted is seeking an approval of the budget. The budget will be going to City Council on May 21, 2015 and June 11, 2015. The budget expenditure authority has not changed; the assessments have been reduced by 5% so we are not over collecting early in the year. The budget authority is still above the amount being spent. If it is decided to over seed a small portion a grass the budget authority would probably be sufficient, the assessments would just be closer to actual. The current budget should accommodate additional landscaping costs.

MOTION: Matt Mooney

SECOND: Ken Jones

DECISION: Approved

Agenda Item 5 – Events Overview

Kelly Rafferty gave an events update.

- Pat's Run – April 25th
- Rio Salado Triathlon – May 3rd
- Tempe International Triathlon – May 17th
- Splash & Dash – May 24th
- Independence Day – July 4th
- Half Ironman Triathlon – October 18th
- Ironman Triathlon – November 15th
- Rock 'n' Roll Marathon – January 17th

Road closures and security during the large events are the main concerns. Staging and routes for the events may need to be reconsidered as the district develops. A CIP master plan process for Tempe Beach Park needs to be developed to plan for the future.

Agenda Item 6 – Downtown Tempe Update

Kate Borders gave update regarding Downtown Tempe. There has been a slight increase in the complaints for the activities held in the downtown area. The trolleys were running in March for spring training, with a great amount of passengers. The lunchtime trolley is also running through the downtown loop. Most of the monitored complaints at the Town Lake are nuisance related. If there are any major issues the Police Department is notified immediately. A quarterly report is currently being drafted to indicate the specific complaints at the lake. Discussions regarding water taxis at the lake have taken place, but currently there are no plans in place. The Downtown Master Plan process will include suggested improvements regarding development in the area.

Agenda Item 7 – ASU Stadium District Update

John Creer presented a PowerPoint presentation regarding the future development of the ASU Stadium District. This land use plan has been in the planning stages for several months. The next step will include the community outreach process. The infrastructure phase includes roads, utilities, and power lines. Power lines and easements will need to be considered and possibly adjusted for the development of the project. This is a 15 to 20 year plan. The land use for the different types of structures is being determined. The district development will include residential, commercial, parking structures, athletic space, event centers and open space. This particular area is a gateway to the City and to the University. This project will be developed in phases over several years. Interest was expressed to incorporate a hockey facility within the District.

Agenda Item 8 – Tempe Streetcar Update

Don Bessler gave an update on the Tempe Streetcar. The Streetcar project has been high profile the last few months. The City is on a compressed timeline to meet grant deadlines. The project is being identified to cost about 177 million. Monthly updates have been presented to the City Council. City Council has approved the proposed route and the stops. The alignment is still being determined during the project development phase. The City and Metro has spent about 7 million dollars on this project during the past four or five years. The aesthetics of the wires for the Streetcar are being addressed. Project deadlines and milestones need to continue to be met for the grant. The City has received a favorable preliminary scoring of the grant assessment by the federal government. Regional money is already committed to the project. There is a funding gap of 23 million dollars. The City has taken the position that we need to own the responsibility of solving the 23 million dollar gap. The City is on a compressed timeline for this funding opportunity. There is an impending disaster from a Public Works Transportation point of view if the Streetcar is not implemented. A specific plan will need to be in place by August 2015. The Streetcar could potentially be up and running by 2019.

Agenda Item 9 – Public and Private Development Update

- Mill & Rio Salado /Hayden House – Ryan Levesque
This item will be going to City Council on April 16th for the first hearing; the second hearing is scheduled for May 7th. The City Council will be voting on the Planned Area Development as well as the Development Plan Review for the first phase of the project. The first phase will include a mixed-use of a hotel, high-rise office with ground floor retail on the site. The second phase will include the adaptive reuse of the remaining historic element of the Hayden House building. The main elements of the historic building include the courtyard, and the significant adobe walls that define the original Hayden home.
- Southbank – Ryan Levesque
Southbank Residences, Lot 1 and Lot 6 are being processed simultaneously by JLB under two separate applications. JLB has acquired Lot 1. The design and project aspects are being determined. Commercial space has been designated within this multi-family residential project. Public hearings will be held in late May and June.
- 7th Street Mixed-Use – Ryan Levesque
This project is in review for Planning Entitlements. It will be heard by the Development Review Commission in May. This will be a Master Plan City Block, with three tower elements, two being residential at 20 and 14 stories and a 12 story hotel on this site. It is important that dedicated public parking is included in this project. There have been concerns about the height of the buildings. There are plans for roof deck amenities with elevated open space. This project also includes ground floor commercial space.
- Discovery/Northern Trust – Ryan Levesque
Discovery will have a second public hearing with City Council on April 16th. The project consists of one building and two hotels with an ancillary component for a restaurant. This will complete the initial planned phases of the development.

- Mill & University – John Creer
ASU remains committed to a hotel and conference center for this location. There have been discussions with a few groups. Currently there is not a formal process for the project.
- Hayden Ferry Lakeside 3 – Matt Mooney
Glass has been installed on the building up to the 6th or 7th floor. The project will be completed by September.
- Hayden Ferry – Matt Mooney
Woodbine Development broke ground a couple weeks ago on the hotel at Hayden Ferry which is an AC by Marriott. The hotel is a Spanish, European based concept.

The next meeting will be July 14, at the Tempe City Hall - Community Development, Conference Lobby Room, 31 East Fifth Street.

Meeting adjourned at 9:56 am.

Prepared by: Julie Stennerson
Reviewed by: Ryan Levesque

Dave Nakagawara
Secretary