

**Meeting Date:** 1/13/15

**Agenda Item Number:** 1

**SUBJECT:** Consideration of Meeting Minutes: November 5, 2014

**COMMENTS:** Attached are the Draft Minutes from the November 5, 2014 meeting for your review.

**Minutes**  
**Annual Meeting of the Members of the Board of Directors of the**  
**Rio Salado Enhanced Services Commission**  
**November 5, 2014**

**Minutes of the Enhanced Services Commission held on November 5, 2014, 8:30 AM, at the City of Tempe Orchid House, Tempe, Arizona.**

**Members Present:**

Heidi Kimball, Vice President  
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 Community  
Cheryl Hornyman, At-Large Residential Owner

**City Staff Present:**

Nancy Ryan, Community Development  
Roger Hallsted, Financial Analyst - Comm. Development  
Ryan Levesque, Deputy Director of Planning  
Julie Stenner, Community Development

**Members Absent:**

Mark Sanford, Chairman of the Board  
Neil Calfee, President of the Commission, ASU Member

**Guests Present:**

Matt Mooney, Parkway Properties  
John Creer, ASU  
Laura Davis

Meeting convened at 8:35 am.

**Agenda Item 1 – Consideration of meeting minutes: July 9, 2014**

Heidi Kimball confirmed the commission members had reviewed the minutes.

MOTION: Ken Jones  
SECOND: Kate Borders  
DECISION: Approved

**Agenda Item 2 – Public Appearances**

There were no public appearances.

**Agenda Item 3 – Replacement of Rio Salado Enhanced Service Commission Resident Member**

Cheryl Hornyman, At-Large Residential Owner is no longer living in the Lake District. The Commission will need to elect an At-Large Resident within the Rio Salado Enhanced Services District, which would include Edgewater, Bridgeview, Northshore or Grigio. Staff has not received any recommendations. The Commission discussed the recruitment of a new member. The At-Large Residential Owner is a non-voting position appointed by the Commission. It was suggested to contact the HOA Managers for recommendations. Applications should be made available for applicants. The responsibility of this role would be to represent the owners of the residential units. The items discussed at the Enhanced Services Commission would need to be conveyed back to the Home Owner Associations. Property ownership would be required for the new member, but the individual would not necessarily have to occupy the residence.

Nancy Ryan will draft a memo and application for the vacant position. This will be sent out to the Property Managers and placed on the internet. A map with the district boundaries will be included.

#### Agenda Item 4 – Election of Rio Salado Enhanced Services Commission Officers

Nancy Ryan reviewed the proposed changes to the Commission. Mark Sanford has completed his term and recommended Matt Mooney as his replacement. John Creer has been recommended to replace Neil Calfee representing ASU. Heidi Kimball has agreed to fill the position as the Chairman of the Board.

Adopt the Resolution selecting the Members of the Board.

The Proposed 2015 ESC Board of Directors and Officers are:

Heidi Kimball, Area 3 Landowner Member/Representative  
Matt Mooney, Area 1 Landowner Member  
John Creer, ASU Member  
Ken Jones, City Member  
David Nakagawara, City Member

Don Bessler, City Member  
Shelley Hearn, City Member  
Gordon Cresswell, Public Member  
Kelly Rafferty, City Member  
Kate Borders, Downtown Tempe Community Member

MOTION: Gordon Cresswell

SECOND: Kate Borders

DECISION: Approved

Adopt the Resolution electing the Board of Directors and Officers.

Heidi Kimball, Chairperson of the Board, Area 3 Landowner Member/Representative  
Matt Mooney, President of the Commission, Area 1 Landowner Member  
John Creer, Vice President of the Board, ASU Member  
Ken Jones, Treasurer, City Member  
David Nakagawara, Secretary, City Member

MOTION: Shelley Hearn

SECOND: Don Bessler

DECISION: Approved

#### Agenda Item 5 – Development Update

- Jefferson Town Lake Development – Ryan Levesque  
This development is a 258 unit, multi-family development. There will be five stories with a six level loft, and three levels of underground parking. The Development Review Commission has recommended and approved the design of the project. This item will be moving forward to the City Council in November and December.
- Town Lake Residential – Ryan Levesque  
This development is for multi-family apartments near the Club Rio site. The project is currently in permit review and includes a small mixed use component of ground floor office space facing the town lake marina. The building is a combination of four, five and six levels.
- TrendEx Holdings – Ryan Levesque

The agreements with TrendEx are scheduled to close in December. There is a potential for a one time, 120 day extension to close. The development would include a total of approximately 2,000,000 square feet of mixed use and 1,000,000 square feet of parking. This property is on the south shore between Rural Road and McClintock Drive.

The Villas at South Bank has already been approved for this site. The project is a 17 story, senior housing facility. Construction documents should be submitted to Building Safety before the end of the year. The facility will have a combination of memory care, assisted living and dependent living. A restaurant and onsite services will also be provided at the site.

- **Hayden House – Ryan Levesque**  
The Mill Avenue and Rio Salado Parkway Hayden House site has formally submitted for an amended Planned Area Development. The design request will be processed by the beginning of next year. There is a historic component to this site for the C.T. Hayden House. The project includes a proposed hotel and proposed office development center. Approximately one-third of the historic significant component of the C.T. Hayden House will be preserved.
- **Hayden Four Mill – Ryan Levesque**  
A Request for Qualification is going before City Council in Executive Session for further direction. There were four respondents for the RFQ which have been narrowed down to two finalists by the City panel. The City Council has the option to select one of the finalists or to start the process over again. There is some ongoing litigation regarding this site regarding the previous agreements.
- **Zip Lines – Shelley Hearn**  
An entertainment / amusement Request for Proposal went out and there were two bids for zip lines. These were independent, unsolicited proposals. Both of the requested locations fall within the Community Facilities District. One company proposed a location within the event area at Tempe Town Lake, the other company proposed a location outside most of the event enclosure. This item will need to be brought back to the Commission for further discussion. City Council may or may not choose to move forward with this request.
- **Oliver McMillan – Ryan Levesque**  
This project is located next to Bridgeview and is being renamed Salt. Full building permits have been received for this multi-family development. There were issues regarding a separate underground wall that have been resolved.
- **The District – John Creer**  
ASU has selected Catellus Development Corporation as master development partner for the Athletic Facilities District. Currently they are in the investigative phase for six to twelve months. They are investigating infrastructure and the market before developing a master plan. A long term agreement will be negotiated with Catellus. ASU is committed to an open public process for solicitation of information, ideas and concerns. This project will be a 10 to 20 year development. ASU is committed to community access to the athletic facilities. There are restrictions and challenges regarding the land around the power plant. The approach for this project is for long term success. The goal is not only to build the project, but to also generate revenue to maintain the facilities.
- **Downtown Tempe Community Events – Kate Borders / Kelly Rafferty**  
Events on the lake that require street closures are disruptive to the businesses on Mill Avenue and the events impact the merchants. DTC is evaluating the events and working with the City on the events that are taking place in the area. The events on the lakefront also impact the residents near the lake.

DTC is in the middle of a rebrand that will be revealed next week. The block party is the biggest event in the near future. DTC has had several discussions with the City regarding the event. The art festival will be held the first weekend of December, but it is less disruptive to the downtown merchants.

DTC focuses on the Clean & Green concept. DTC partners with this organization as well as the City for the security around the lake and downtown for all but three hours a day. The security is subcontracted out to a company to manage the process. The security budget is brought to the Commission every year for necessary adjustments. Clean up, litter removal and power washing is also handled by the City as well as the DTC Team.

The Iron Man event will be taking place on Sunday, November 16<sup>th</sup>. DTC will be providing the Iron Man participants a \$25.00 voucher this year. The vouchers can be used at 42 of the local restaurants. The businesses will be reimbursed \$20.00 of the cost by Iron Man. Approximately 3,000 athletes participate in the Iron Man competition, visitors and families also descend on the downtown.

The Rock 'n' Roll Marathon will be taking place on January 18<sup>th</sup>. Last year the finish line move to Tempe Beach Park. This helps engage and take advantage of the participants as well as family and friends to spend money along the Mill Avenue District. Even with the street closures there is value with this type of event.

- The Habitat Restoration – Nancy Ryan  
The City is working on the third and final phase of the Habitat Restoration with the U.S. Army Corps of Engineers. The site is on the north bank of the Salt River between the Indian Bend Wash and McClintock Drive. This will entail riparian plantings in a portion of Indian Bend Wash that has not previously been planted and a multi-use path connecting from the Indian Bend Wash to McClintock Drive. There will also be plantings west of McClintock to help complete the project. Construction is expected begin next year.

#### Agenda Item 6 – Future Meeting Dates and Agenda Items

Future Meeting Dates – Tuesday mornings, quarterly \*Meeting dates have changed

- January 6, 2015
- March 31, 2015 – (will need to be rescheduled due to a city holiday)
- June 30, 2015
- October 6, 2015
- November 3, 2015 – Annual Meeting

Future Agenda Items

- Zip Line Proposal
- Streetcar Update
- Budget
- ASU Stadium
- Character Areas – Planning Process
- Downtown Design Guidelines
- Tempe Town Lake – Dam Update
- Tempe Town Lake – Point of Contact

The next meeting will be January 6, 2015 at the City of Tempe, Orchid House, 21 East Sixth Street.

Meeting adjourned at 9:40 AM.

Prepared by: Julie Stennerson

Reviewed by: Nancy Ryan

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Dave Nakagawara  
Secretary