

COMMUNITY & CULTURAL DEVELOPMENT COMMITTEE

November 3, 2016

The Community and Cultural Development Committee of the City of Mesa met in the lower level meeting room of the Council Chambers, 57 East 1st Street, on November 3, 2016 at 8:26 a.m.

COMMITTEE PRESENT

Dave Richins, Chairman
Dennis Kavanaugh
David Luna

COMMITTEE ABSENT

None

STAFF PRESENT

Natalie Lewis
Alfred Smith
Dee Ann Mickelsen

1. Items from citizens present.

See item 2-b for citizens comments.

2-a. Hear a presentation and update on Love Your Neighborhood Program and discuss, and provide recommendation on fiscal year 2016/17 proposals for Community Development Block Grant (CDBG) Public Facilities and Improvement funding.

Housing and Community Development Director Liz Morales displayed a PowerPoint presentation (**See Attachment 1**) highlighting the update on Love Your Neighborhood Program, and a recommendation on FY 16/17 proposals for Community Development Block Grant (CDBG) Public Facilities and Improvement funding.

Ms. Morales provided an update on the Love Your Neighborhood (LYN) Program and noted that the neighborhood selection (Robson to Extension and Main to Broadway) was based on a data-driven, decision-making model for an area that exhibited signs of distress and deterioration. She added that the City Council approved \$417,000 to the LYN program as part of the Annual Action Plan (AAP) process to assist in funding the following:

- Minor exterior rehabilitation
- Small projects
- Small business improvements
- Neighborhood outreach
- Training and education

Ms. Morales explained that there are short-term and long-term goals for the LYN program. (See Page 3 of Attachment 1) She stated that the short-term goal would focus on beautification and education, and the long-term goal would focus on sustainability to build on strength and a quality neighborhood. She added that working with other departments has assisted in

identifying immediate needs and resources, and displayed a list (See Page 4 of Attachment 1) as follows:

- Code cases
- Speed studies
- Right-of-way improvements
- Bus stop upgrades
- Alley grading
- No Trespass vacant houses
- Smoke alarm installation
- Clean Sweep and appliance recycling
- Higher education opportunities

Ms. Morales reported that the request for proposal (RFP) is a significant part of the project, and will allow staff to partner with those that have the expertise in this area. She explained that the original RFP had been rescinded in order to ensure that activities are in line with federal funding requirements and that the core competencies are clearly stated in the scope of the RFP. She added that an updated RFP will be sent out in the near future.

Ms. Morales stated that staff is still working with the community (See pages 6 and 7 of Attachment 1) by engaging residents and businesses, including site visits/applications for rehab and volunteer projects. She listed the upcoming events and projects (See page 8 of Attachment 1) as follows:

- Community Meeting/Kick Off: November 10, 2016
- Significant Rehabilitation projects to start November 2016
- Clean Sweep and Appliance Disposal: December 8-19, 2016 and April 6-24, 2017
- Smoke detector installation and safety inspections: February 2017
- Additional volunteer projects in November and December 2016

In response to a question posed by Committeemember Luna, Ms. Morales clarified that the Mesa Fire and Medical Department assumes the lead on the safety inspections and smoke detector installations and works with the neighborhoods.

Chairman Richins emphasized that the LYN is not a one-year program, but is an evolving, multi-year project for the neighborhood, due to the difficulties within the neighborhood. He added that this program will assist City departments on how to address similar neighborhoods in the future.

Ms. Morales stated that the LYN program is challenging because of the time needed to develop trust and relationships within the neighborhood and pointed out that a resident within the project sits on the advisory board.

In response to questions posed by Committeemember Luna, Ms. Morales clarified that the funding for the CDBG FY 16/17 will not be expended fully and will rollover to next year. She stated that staff will request funds on other projects as they are identified. She further explained that staff is continually seeking neighborhood input by sending out surveys and going door to door to residences and businesses.

Chairman Richins thanked staff for the hard work and pride in the LYN project.

Committeemember Kavanaugh thanked staff for the top quality work and engagement with the community and other City departments.

Ms. Morales reviewed the CDBG funding allocation of the prior year's unspent funds of \$500,000 that was approved by Council to use in FY 16/17. (See Pages 9 and 10 of Attachment 1)

Ms. Morales reported that an RFP was sent out for public facilities and improvement projects and received eight proposals from non-profit organizations, and three for City projects with amounts ranging from \$36,000 to \$500,000. (See Pages 11 and 12 of Attachment 1) She stated that the Housing and Community Development Advisory Board (HCDAB) reviewed and ranked the top five projects in accordance with the CDBG program requirements (See Page 13 of Attachment 1) as follows:

- Resurrection Street Ministry - \$53,345
- Paz de Cristo - \$64,176
- A New Leaf - \$200,000
- Avista Senior Living - \$30,000
- Marc Community Resources \$152,479

Ms. Morales pointed out that the Resurrection Street Ministry's property is leased not owned.

Ms. Morales requested that the committee either concur with the five projects recommended or provide additional recommendations for funding. She added that the HCDAB is requesting \$50,000 to be reinstated to the City's Demolition Program and clarified that the amount had been in the prior years budget. She explained that the funding activity would target areas of single family homes that present safety hazards.

Committeemember Kavanaugh reviewed the history of the HCDAB process and recommendations for the CDBG funding, and indicated support for the demolition program. He expressed concern related to the Resurrection Street Ministry property being leased and not owned and that the owner would receive the benefit. He also added that he has reservations regarding the Avista Senior Living facility, since he has not seen a partnership on their part with the City or the community. He acknowledged his support for the colonnade removal proposal (City of Mesa Downtown Façade Improvement Program) and recommended a reallocation of the funds from the two projects noted above to the colonnade removal program.

Committeemember Luna concurred with Committeemember Kavanaugh's concerns and supported the demolition program and the colonnade removal proposal.

Chairman Richins concurred with the Committeemembers recommendations. He stated that an important concept in this category has been transformative community projects and that this lists lacks in this area, with the exception of the demo project and the façade improvement. He explained that over the course of 10 years, smaller grants cost more, due to the need for staff oversight. He stated that he prefers to fully fund a project when possible. He added that in addition to the colonnade removal proposal he would add the Kleinman Park proposal (Parks, Recreation and Community Facilities) to the funding disbursements.

In response to a question posed by Committeemember Luna, Parks, Recreation and Community Facilities Director Marc Heirshberg clarified that Kleinman Park was installed approximately 17 years ago and typical playground life is 20-25 years depending on the impact. He explained that the playground is large and the \$500,000 would cover replacement of the playground equipment, new surfacing throughout the park, installation of a new shade structure with integral lights over the playground, and an ADA compliant ramp. He suggested that the Parks, Recreation and Community Facilities Department work with another grant provider to assist in revitalizing the entire project. He stated that if money from the CDBG funding is available, the lowest amount to start the project would be \$150,000 and outlined the costs as follows:

- Shade structure - \$50,000
- Surfacing - \$30,000
- Playground equipment - \$200,000
- Demolition - \$20,000
- Design - \$30,000
- Installation and Contractor fees - \$120,000
- Processing fees - \$50,000

In response a question posed by Committeemember Kavanaugh, Mr. Heirshberg explained that the bond issued for the park renovations had been reallocated and partial funding went to another park. He added that with the fund reallocation, the playground area could not be completed.

Ms. Morales clarified that the request for the City's Demolition Program of \$50,000 would be from the CDBG FY 16/17 funding above the original \$500,000 requested at a prior Council meeting.

Committeemembers concurred with the use of the \$50,000 for the City's Demolition Program from the CDBG FY 16/17 funding.

Chairman Richins recommended that \$150,000 go towards the Kleinman Park project.

Committeemember Kavanaugh recommended that \$150,000 go to the colonnade removal project.

Chairman Richins recommended that \$250,000 of the CDBG FY 16/17 funding go to the Kleinman Park project and \$250,000 to the colonnade removal.

It was moved by Committeemember Luna, seconded by Committeemember Kavanaugh, to approve the Community Development Block Grant (CDBG) Public Facilities and Improvement funding towards Kleinman Park and colonnade removal of \$250,000 each.

Carried unanimously.

2-b. Hear a presentation, discuss, and provide a recommendation on a proposed Colonnade Removal and Façade Improvement Policy.

Manager of Downtown Transformation Jeff McVay displayed a PowerPoint presentation (**See Attachment 2**) highlighting the proposed Colonnade Removal and Façade Improvement Policy.

Mr. McVay stated that the approval of the CDBG funding will assist in the start of the project and thanked the committee. He clarified that these funds will assist in the cost of the design solution and will accelerate the colonnade removal and façade improvement phase.

Management Associate II Jeff Robbins clarified that the recommendation for eligible colonnades would include all City-owned colonnade frontage located in downtown. (See Page 3 of Attachment 2)

Mr. Robbins recommended that the design solution be provided by the property owners and highlighted some design solutions as follows:

- Masonry repair
- Tuck pointing
- Exterior painting
- Signage
- Shade solution for pedestrians

Mr. McVay explained that a design solution does not follow a particular design, nor do properties need to follow the same solutions in order to meet requirements. He suggested that the policy include guidelines for requesting removal of a portion of a colonnade and that such requests be considered on a case by case basis.

Mr. Robbins displayed two review processes: self-funded and City-funded proposals (See pages 6 and 7 of Attachment 2) as follows:

- Property owners will submit an application to the City within a specific timeframe.
- Cost estimates for colonnade removal and present to Council.
- Council to create budget amount.
- Ad Hoc Committee to present an analysis and recommendation from the submitted applications to fit within the approved budget amount.
- Design solution. (with CDBG funding this step would already be completed)
- Design Review Board.

Mr. McVay pointed out that with the CDBG funding the process mapping will need to change.

Chairman Richins stated that the Council should not have to create a budget amount and that staff should create and present to Council.

Mr. McVay clarified that the colonnade removal and façade improvement amounts would coincide with the budget process and be included within proposed budget requests.

In response a question posed by Committeemember Luna, Mr. McVay explained that a colonnade removal cost is approximately \$175 per linear ft. totaling \$575, however, façade improvement costs vary. He added that the goal would be for the property owners to fund the façade improvements.

Mr. Robbins explained that after review from the Design Board, the next step would be the final approval from the City Manager with the following three options:

- Approve
- Approve with modifications
- Reject

Mr. Robbins added that for the approved applications, funding would become available in the next fiscal year on July 1.

Mr. Robbins explained in detail the self-funded proposals as follows:

- Property owners will submit an application to the City, no specific timeframe.
- Ad Hoc Committee and Design Review Board to review applications and make a recommendation.
- City Manager to have final review.

In response to a question posed by Chairman Richins, Mr. Robbins replied that the Ad Hoc Committee members would be made up of the following (See Page 8 of Attachment 2):

- Design Review Committee
- Historic Preservation Committee
- Downtown Mesa Association
- City of Mesa
- RAIL Mesa

In response a question posed by Chairman Richins, Mr. McVay stated that he envisioned the Ad Hoc Committee would continue oversight through the design process after demolition is complete.

Chairman Richins thanked staff for the presentation and emphasized that staff should be aware of property rights moving forward and work with property owners throughout the process.

Vic Linoff, Former Chair of the Historic Preservation Board, stated that he agrees with the policy and that the goal is to create a commercial historic district. He suggested that the Historic Preservation Board provide input to the Design Review Committee to ensure that the Secretary of the Interior's Standards for Rehabilitation of Historic Properties is followed.

Ronald Peters, American Institute of Architects (AIA), pointed out that the colonnades are protecting the historic façades and once the colonnades are removed the historic buildings will be rediscovered and generate more visitors to historic downtown. He added that the Standards are not restrictive other than maintaining the historic character and defining features of the building. He clarified that the Standards are only followed when the building is on the national

register and believes that only two downtown buildings are on the register. He stressed that this is an opportunity to rediscover Mesa's past.

Committeemember Kavanaugh stated that there is nothing that precludes the Historic Preservation Board (HPB) from offering advice on projects like the colonnade removal.

Mr. Linoff expressed the opinion that none of the buildings in downtown are on the national register due to the fact that the buildings are "non-contributing" because of the colonnades. He added that the HPB should follow the Secretary of the Interior's Standards for Rehabilitation of Historic Properties throughout the removal process, in case the buildings were to be placed on the national register after the colonnade removal. He continued by saying that placing the buildings on the national register could offer tax relief to the property owners on certain enhancements.

Chairman Richins commented that education on the Secretary of the Interior's Standards for Rehabilitation of Historic Properties needs to be done with the HPB and asked Mr. Peters and Mr. Linoff to assist in this area.

Mr. Linoff announced that there is an independent section of the colonnade ready to be removed, written approval by the business owner, and a contractor that will complete the job for free. He stated that this demonstration project is ready to move forward and referenced the prior demonstration project of a colonnade removal which was completed approximately 20 years ago.

Mr. McVay stated that the demonstration project for the Downtown Mesa Association (DMA) is not covered with CDBG funds. He clarified that Mr. Linoff and Mr. Peters are requesting \$15,000 from Council for the demonstration project costs, with a \$15,000 match from DMA.

Chairman Richins explained that the request is not on the agenda and the \$15,000 request for the demonstration project would need to be brought to the full council or to an executive session.

It was moved by Committeemember Kavanaugh, seconded by Committeemember Luna, that staff's recommendation regarding a proposed Colonnade Removal and Façade Improvement Policy be forwarded to the full Council for further discussion and consideration.

Carried unanimously.

3. Adjournment.

Without objection, the meeting adjourned at 9:19 a.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community and Cultural Development Committee meeting of the City of Mesa, Arizona, held on the 3rd day of November, 2016. I further certify that the meeting was duly called and held and that a quorum was present.

DEE ANN MICKELSEN, CITY CLERK

Love Your Neighborhood Update and Reallocation of Prior Year CDBG Funds

Community and Cultural Development Committee
November 3, 2016



Love Your Neighborhood Program Update

Program Goals

Short Term- Beautification and Education

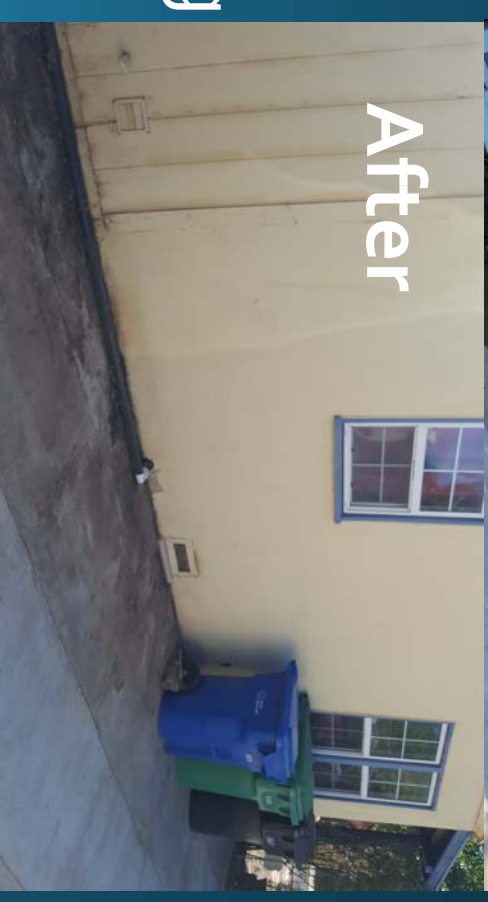
- Connect & Build relationships
- Visual Improvement of Neighborhood

Long Term- Sustainability of Neighborhood

- Ownership by residents
- Build on investments to build strength and quality neighborhood

Interdepartmental collaboration

- Code cases
- Speed studies
- Right of way improvements
- Bus stop upgrades
- Alley grading
- No Trespass vacant houses
- Smoke alarm installation
- Clean Sweep and Appliance recycling
- Higher education opportunities



Request for Proposal for Community Partner

- Currently underway
- Recommendations will be presented to City Council for approval
- Onboard Community Partner estimated December/January

Community Engagement

- Survey and engage residents and businesses
- Site visits/applications for rehab and volunteer projects



Volunteer Projects



Before



After

Upcoming Events & Projects

- Community meeting/ Kick Off November 10th
- Significant Rehabilitation projects to start November 2016
- Clean Sweep and Appliance Disposal: Dec 8-19, 2016 & April 6-24 2017
- Smoke detector installation and safety inspections: February 2017
- Additional volunteer projects in November and December 2016



Prior Year Funding Allocation

Overview

- \$500,00 available for FY 16/17
- Activity: Public facilities and improvement projects
- NOFA issued Sept 18th
- Applications due Oct 10th
- 11 Proposals received, 10 eligible

Proposals Received

- Resurrection Street Ministries (*Requests \$53,345*)
- Parks, Recreation and Commercial Facilities (*Requests \$500,000*)
- City of Mesa Library (*Requests \$100,000*)
- City of Mesa Downtown Façade Improvement Program (*Requests \$150,000*)
- A New Leaf – East Valley Men’s Shelter (*Requests \$262,158*)

Proposals Received

- Avista Senior Living (*Requests \$45,000*)
- Boys and Girls Club (*Requests \$330,030*)
- Child Crisis Center (*Requests \$36,700*)
- Pas de Cristo (*Requests \$64,176*)
- Save the Family (*Requests \$275,000*)
- Marc Community Resources (*Requests \$372,000*)

Recommendations

Housing and Community Development Advisory Board
ranked projects in the following order:

- Resurrection Street Ministry for \$ 53,345
- Paz de Cristo for \$ 64,176
- A New Leaf \$200,000
- Avista Senior Living \$30,000
- Marc Community Resources \$152,479

Additional Request for Funding

City Demolition Program- Request \$50,000

- Will enhance neighborhood revitalization efforts and targeted areas by removing single family homes that present a hazard to residents and/or businesses

Questions?

COLONNADÉ REMOVAL POLICY

Community
and Cultural
Development
Committee

November 3rd,
2016

QUICK HISTORY

- The Downtown Colonnades, built in the 1980's, obscure the visibility of store fronts and mask facades in need of rehabilitation
- Staff presentation to the Community and Cultural Development Sub-committee on June 6th, 2016
- The sub-committee directed staff to return with a defined process

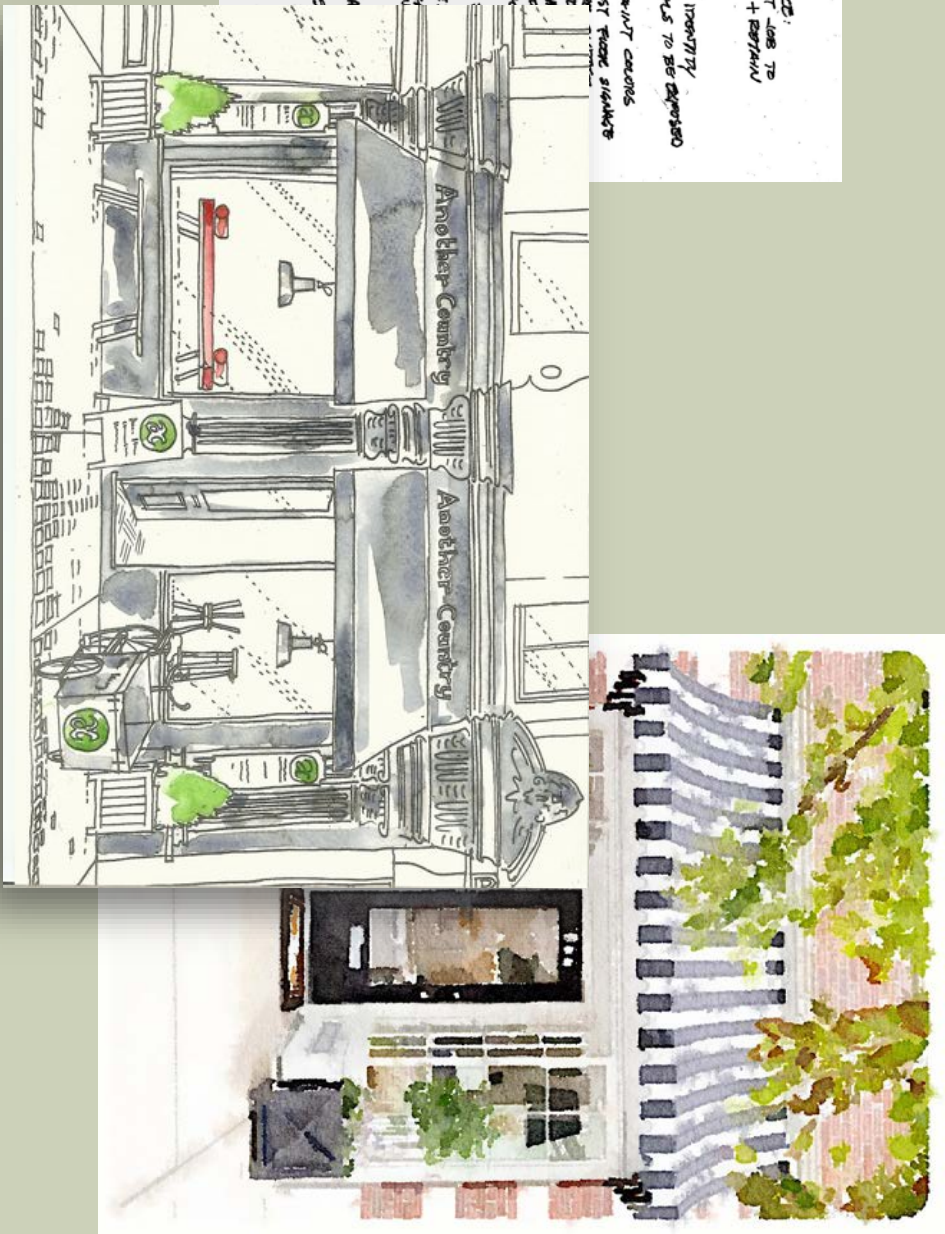
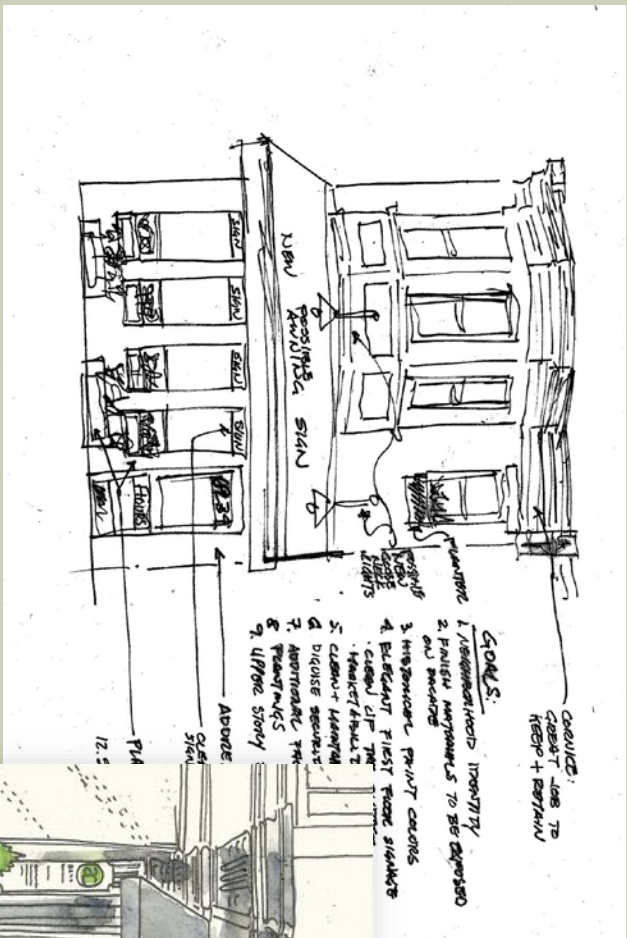


ELIGIBILITY



DESIGN SOLUTION

Provided by the property owner

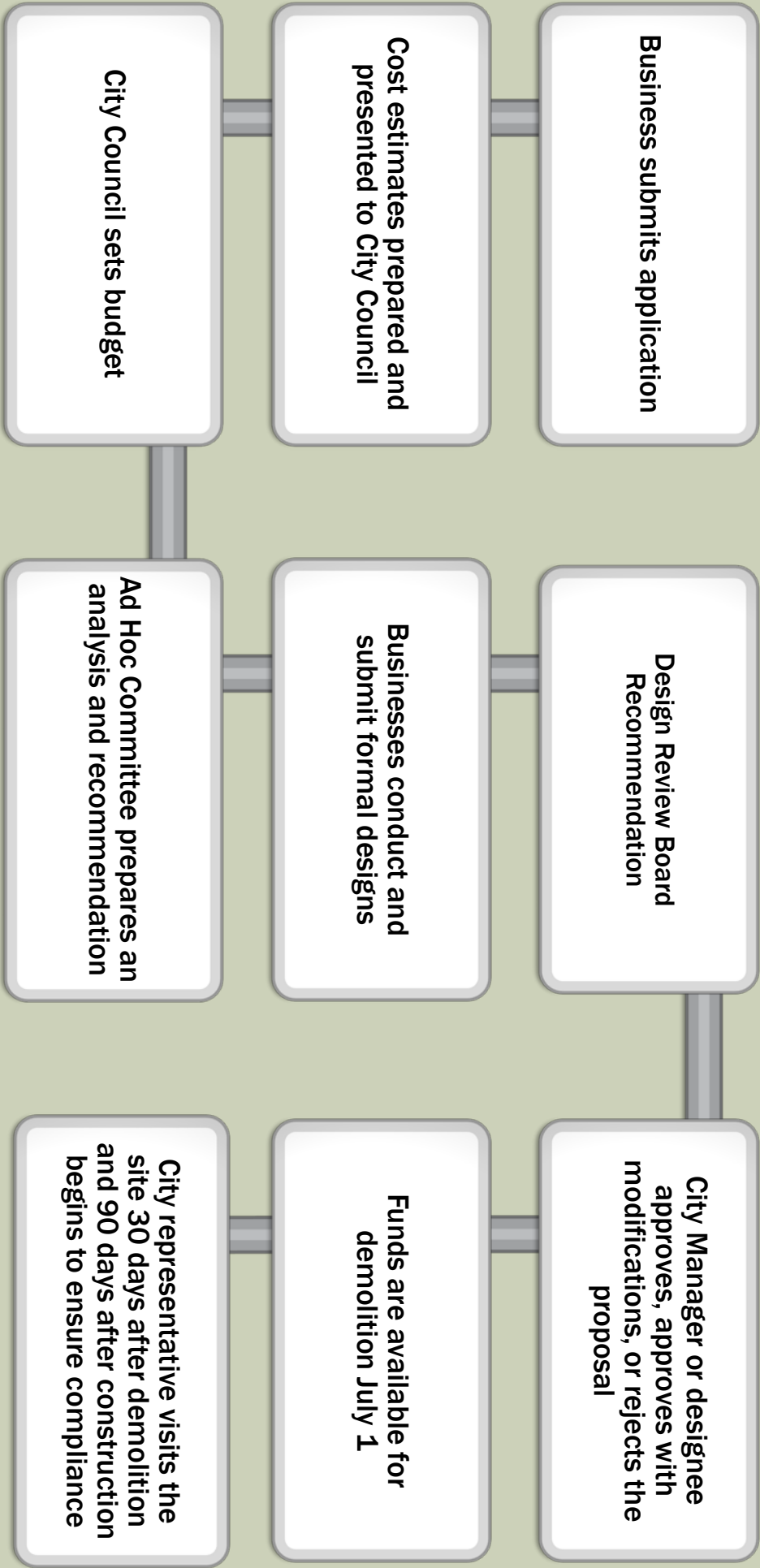


CUTS TO THE MIDDLE OF A SEGMENT

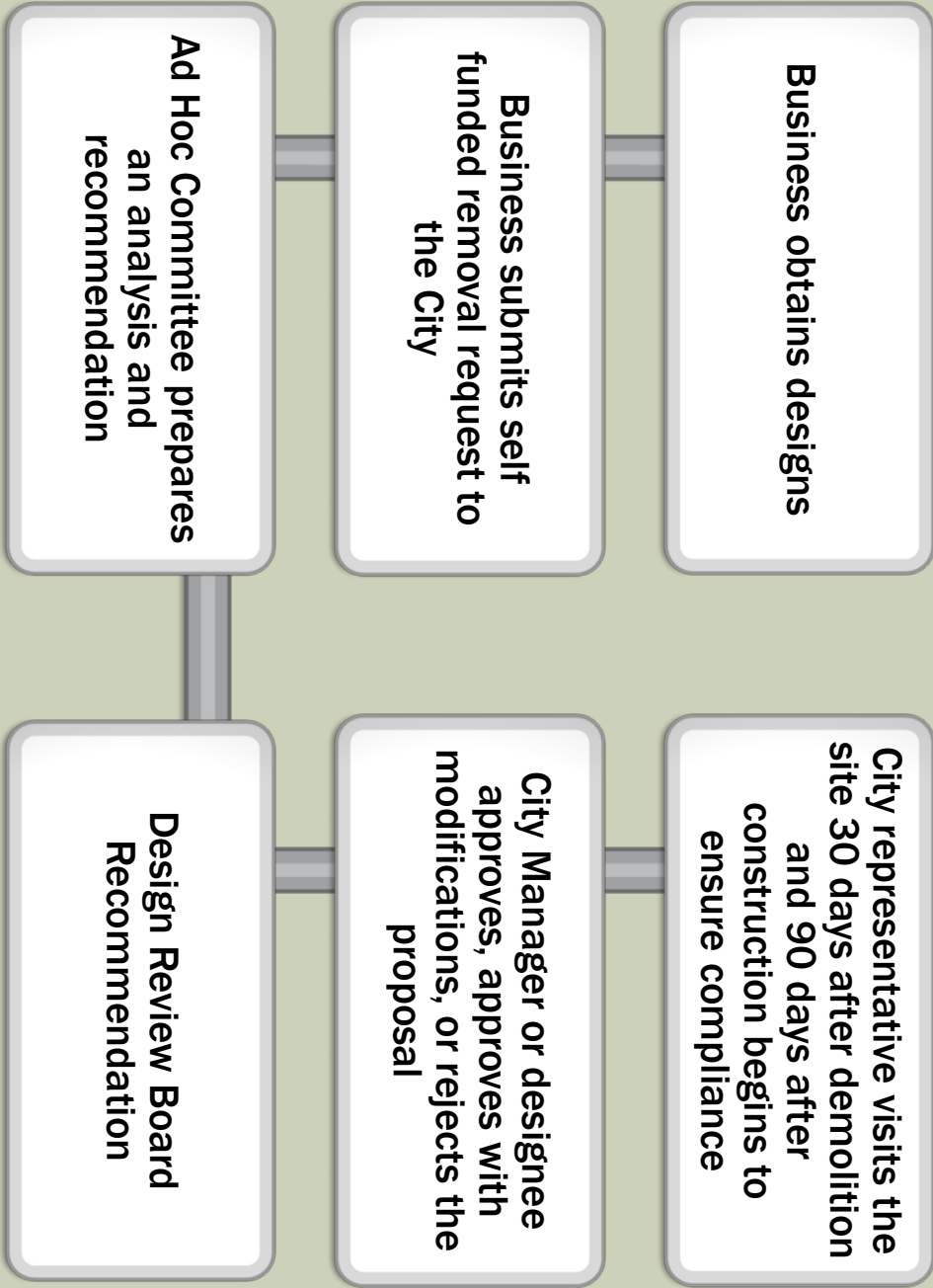


CASE by CASE

CITY FUNDED PROPOSALS



SELF FUNDED PROPOSALS



AD HOC COMMITTEE MEMBERS

- Design Review Committee
- Historic Preservation Committee
- Downtown Mesa Association
- City of Mesa
- RAIL Mesa



POST DEMOLITION

- Construction must commence within 30 calendar days and must be completed within 90 days.
- Failure to comply may result in code enforcement action



