



# City Council Report

**Date:** November 20, 2017  
**To:** City Council  
**Through:** Karolyn Kent, Assistant City Manager  
**From:** Christine Zielonka, Development Services Department Director  
Jake West, Water Resources Department Director  
**Subject:** Development Agreement for City Share Reimbursement  
Cadence Parkway Phase 1 & 2 – 9764 E. Cadence Pkwy  
Council District 6

## Purpose and Recommendation

The purpose of this report is to provide information on a proposed Development Agreement for City Share Reimbursement between PPGN-Ellsworth, LLLP and PPGN-Ray, LLLP, an Arizona limited liability limited partnership, hereinafter referred to as “Developer”, and the City of Mesa, hereinafter referred to as “Mesa”, for the reimbursement of \$112,547.00 for regional sewer line improvements that are being required by Mesa in conjunction with the proposed residential development known as Cadence Parkway Phase 1 & 2, located at 9764 E. Cadence Parkway, hereinafter referred to as “Development”.

Staff recommends Council approve the Development Agreement for Reimbursement of City Share and the Resolution authorizing the City Manager or his designee to sign the Development Agreement.

## Background

The PPGN-Ellsworth, LLLP and PPGN-Ray, LLLP is proposing the construction of a residential development known as Cadence Parkway, located at 9764 E. Cadence Parkway, as shown on exhibit “A” within the attached Development Agreement. The Development is subject to the regulations contained in Title Nine, Chapters Six and Eight of the Mesa City Code, which requires the Developer to design and install the offsite improvements adjacent to the proposed development as required by Mesa standards. Offsite regional improvements are being required to ensure that Mesa’s minimum standards for transportation and infrastructure are maintained.

## Discussion

Mesa is requiring the Developer to install regional sewer line improvements along Cadence Parkway, Mesa proposes to financially participate in the regional improvement costs and will reimburse the Developer for Mesa’s share of the costs as identified within exhibit “B” of the attached Development Agreement for City Share Reimbursement.

The Developer has agreed to install the regional sewer line improvements along Cadence Parkway and to follow the terms and conditions of the Development Agreement by providing Mesa with copies of all contracts, invoices, lien releases and proof of payments that clearly and accurately document the unit costs that were paid by the Developer for the regional offsite improvements.

In order for Mesa to reimburse the Developer for Mesa's share of project costs, Mesa must enter into the attached Development Agreement.

### **Alternatives**

One alternative would be for Mesa to not enter into the Development Agreement. This would mean that the Developer would most likely not install any of the regional improvements that are necessary to provide for Mesa's transportation and infrastructure required to meet the overall regional need of the development of the property within this area.

This alternative is not recommended at this time due to the public need to complete the regional improvements.

### **Fiscal Impact**

In accordance with Mesa's City Share policy and guidelines, Mesa's estimated City Share on this Development is \$112,547.00 (see exhibit "B" within the Development Agreement for details).

Mesa's Share of funding for the improvements is budgeted in the Water Resources Department's FY 2017/2018 budget (Fund 3109, Major Program CN0063, Phase 120).

### **Coordinated With**

The Development Services and the Water Resources Departments concur with this recommendation.