



City Council Report

Date: December 11, 2017
To: City Council
Through: Karolyn Kent, Assistant City Manager
From: Christine Zielonka, Development Services Department Director
RJ Zeder, Transportation Department Director
Subject: Development Agreement for Reimbursement
Crismon Estates – 9740 E. Hampton Ave., Council District 6

Purpose and Recommendation

The purpose of this report is to provide information on a proposed Development Agreement for Reimbursement between Crismon Development, LLC, an Arizona limited liability company, hereinafter referred to as “Developer”, and the City of Mesa, hereinafter referred to as “Mesa”, for the reimbursement of \$93,683.00 for regional street, street lighting and storm drain improvements that are being required by Mesa in conjunction with the proposed multi-family development known as Crismon Estates, located at 9740 E. Hampton Ave., hereinafter referred to as “Development”.

Staff recommends Council approve the Development Agreement for Reimbursement and the Resolution authorizing the City Manager or his designee to enter into the Development Agreement.

Background

The Developer is proposing the construction of a multi-family development known as Crismon Estates, located at 9740 E. Hampton Ave., 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 street, street lighting and storm drain improvements along Hampton Ave., 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 Reimbursement.

The Developer has agreed to install the regional street, street lighting and storm drain improvements along Hampton Ave. 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 Reimbursement policy and guidelines, Mesa's estimated City Share on this Development is \$93,683.00 (see exhibit "B" within the Development Agreement for details).

Mesa's Share of funding for the improvements is budgeted in the Transportation Department's FY 2017/2018 budget (Fund 1307, Major Program CN0003, Phase 104).

Coordinated With

The Development Services and Transportation Departments concur with this recommendation.