



# 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, The Premiere at Dana Park – 1439 S. Val Vista Drive, Council District 2

## Purpose and Recommendation

The purpose of this report is to provide information on a Development Agreement for Reimbursement between PCS-ADG, LLC, a Delaware limited liability company and PCS Holdings, LLC a California limited liability company, hereinafter referred to as “Developer”, and the City of Mesa, hereinafter referred to as “Mesa”, for the reimbursement of \$45,538.00 for regional street, street lighting and landscaping improvements that are being required by Mesa in conjunction with the multi-family development known as The Premiere at Dana Park, located at 1439 S. Val Vista Dr., 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 The Premiere at Dana Park, located at 1439 S. Val Vista Drive 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 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 landscaping improvements along South Val Vista Drive, 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 landscaping improvements along South Val Vista Drive 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 \$45,538.00 (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 concur with this recommendation.