

Citizen Participation Report for MGC Pure Chemicals America AZ4 Expansion

October 8, 2024

Overview: This report provides results of the implementation of the Citizen Participation Plan for MGC Pure Chemicals America. This site is located at 6560 South Mountain Rd, Mesa Arizona 85212. The expansion is planned to be built on the North West corner of E Mountain Rd and E Pecos Rd located in the South East Valley. The Maricopa County Assessor parcel is noted as 304-34-037A. The parcel is currently zoned as a High Industrial and will remain the same zoning. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

Scott Dawson
sdawson@mgcpure.com
6560 S Mountain Rd
Mesa AZ, 85212
(480) 987-9100

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the proposal (comments, sign in lists and other feedback are attached);

Meeting # 1

When: October 8, 2024

4:30 PM Y 5:30 PM

Where:

<https://gray.webex.com/gray/j.php?MTID=me9010098690f3fbbca9bd49dfe3d215>

Meeting access code: 2336 777 6995

Meeting password: ykHqMpUM465

Join by phone: +1 (415) 655-0001

Meeting # 2

When: October 22, 2024

4:30 PM Y 5:30 PM

Where:

<https://gray.webex.com/gray/j.php?MTID=ma8e0755636d10cbdae8d10bc2baee6bb>

Meeting access code: 2334 403 3969

Meeting password: WysZEXp227

Join by phone: +1 (415) 655-0001

All materials presented during the public meetings will be available by request immediately following the meeting. Included with this letter is a comment form that can be mailed back to MPCA or you may leave comments during the Zoom meeting.

Correspondence:

Letters were mailed out to City of Mesa contact list (1,000 feet of the subject site), including Businesses, LLC's, Land Owners, and City of Mesa Development services and other City of Mesa Leaders.

Results:

There were 21 Owners / persons on the contact list as of the date of this Citizen Participation Report

October 8, 2024: 12 attendees

Brady Maus – Trammell Crow company
Ryan Norris – Trammell Crow company
Shintaro Yoshida– Gray Construction
Dan Nguyen – Gray Construction
David Long-- MPCA
Adam Logsdon– Gray Construction
James Krol-- MPCA
Brandon Linville– Gray Construction
David Hird– Gray Construction
Koji Tokunaga- MPCA
Mark Taylor– Gray Construction
Scott Dawson- MPCA

October 22, 2024: 9 attendees

Josh Mike- Quarles Engineering (representing AZ Propane)
Peter Furlow- Quarles Engineering (representing AZ Propane)
Justin Dawson- Officer @ AZ Propane
Mike Hall- Michael Hall Architect (AZ Propane)
John Shinske- DDE Engineering (AZ Propane)
Scott Dawson- MPCA
David Hird- Gray Construction
Adam Logsdon– Gray Construction
Adam Logsdon– Gray Construction
Tony Pietrangelo- Bridgestone (phone call with Scott Dawson)

1. Summary of concerns, issues, and problems:
 - a. Will MPCA do the Pecos road improvements as part of this project?
 - b. Designs and Layouts look good we are excited about your expansion (Ryan Norris, Trammell Crow)

2. How concerns issues and problems were addressed:
 - a. MPCA currently working with the City of Mesa on the improvements for Pecos Rd and Mountain Rd. We will reach out to Trammell Crowe with our design information if Ryan Norris would like to work with the same company.
3. Concerns, issues, and problems not addressed and why:
 - a. None
4. Additional topics were discussed in open forum included: Pirate Rail, Other businesses expanding in the area.
5. Bridgestone Americas Tire Operations LLC @ 535 Marriott Dr in Nashville Tennessee mail was returned to MPCA as not deliverable. Scott Dawson from MPCA
 - a. Scott Dawson was contacted and reviewed the expansion information with Tony Pietrangelo- No concerns were raised.

[All materials such as sign-in lists, comments, and petitions received shall be uploaded to the record for the case.]