

**City of Mesa City Council
Study Session**

July 5, 2022

**Studios at Mesa City Center
- ASU License**

Jeff McVay
Manager of Downtown Transformation

STUDIOS AT MESA CITY CENTER - UPDATE



PHASE I

- Substantial completion of building improvements
- Hosted several events
- FF&E installation
- Awaiting exterior sign

PHASE II

- Design near completion
- Contractor selection by end of 2022
- Construction start end of 2022

STUDIOS LICENSE AGREEMENT – ASU OBLIGATIONS



ASU Lease Requirements

- 25 film or other public events annually
- 20 entrepreneurial events annually

Studios License Requirements

- Downtown Innovation District Assessment
- Creation of mentorship program
- Creation of incubator and accelerator program
- Management of community room reservations
- Responsible of 1/3 of operating expenses
- Badge access for exterior doors
- Technology equipment, including WI-FI, 20 computer workstations, and two projectors

August 1, 2022: License term begins

September 1, 2022: Begin programming

STUDIOS LICENSE AGREEMENT – CITY OBLIGATIONS

- Provide ASU license for approx. 8,800 SF
- Purchase, maintenance, and ownership of FF&E
- Opening and managing utility and maintenance accounts/contracts
 - Quarterly billing to ASU
- Badge access to northeast exterior door
- Ongoing maintenance of building, systems, and grounds



STUDIOS LICENSE AGREEMENT – TERM



LICENSE TERM

- Initial five-year term
- Automatic five-year renewal
- ASU programming is consideration for no license fee to ASU



DISCUSSION AND QUESTIONS