

## COUNCIL MINUTES

March 17, 2025

The City Council of the City of Mesa met in the Study Session room at City Hall, 20 East Main Street, on March 17, 2025, at 5:16 p.m.

### COUNCIL PRESENT

Mark Freeman  
Scott Somers  
Rich Adams  
Jennifer Duff  
Alicia Goforth  
Francisco Heredia\*  
Julie Spilsbury

### COUNCIL ABSENT

None

### OFFICERS PRESENT

Christopher Brady  
Holly Moseley  
Jim Smith

(\*Participated in the meeting through the use of video conference equipment.)

Mayor Freeman conducted a roll call.

### 1. Review and discuss items on the agenda for the March 17, 2025, Regular Council meeting.

All of the items on the agenda were reviewed among Council and staff and the following was noted:

Conflict of interest: None

Items removed from the consent agenda: None

In response to a question from Councilmember Duff regarding agenda Item 6-a, **(An ordinance amending the City Code Title 5, Chapter 7 (Auctioneers, Pawnbrokers, Scrap Metal Dealers, and Secondhand Dealer Licensing Requirement) to exempt those who solely sell Secondhand Goods.)**, on the Regular Council meeting agenda, Assistant Business Services Department Director LeeAnne Cardenas confirmed that the licensing change will make it easier and less costly for vendors selling secondhand vintage goods at events such as vendor fairs.

Responding to a question from Mayor Freeman regarding agenda Item 4-b, **(Fire Station 224 - Construction Manager at Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1. (District 6))**, on the Regular Council meeting agenda, City Engineer Beth Huning clarified that the item deals with the contract for Fire Station 224 located in District 6. She confirmed that construction will begin soon and is expected to be completed in one year.

In response to a question from Mayor Freeman regarding agenda Item 4-d, **(Purchase of Three Self Contained Breathing Apparatus (SCBA) and Helmet Washing Machines for the Mesa**

**Fire and Medical Department (MFMD) (Sole Source). (Citywide))**, on the Regular Council meeting agenda, Fire Chief Mary Cameli explained that the proposed apparatus is for cancer mitigation and risk reduction. She said that the residue collected on the gear has been known to cause serious health problems due to the high levels of toxins.

In response to a question from Mayor Freeman regarding agenda Item 5-b, **(Authorizing the issuance and sale of General Obligation Bonds, Series 2025, not to exceed \$168,325,000. (Citywide))**, on the Regular Council meeting agenda, City Manager Christopher Brady recalled that the funds will be used to reimburse the City of Mesa (COM) for projects that have already been started or completed.

City Treasurer Mark Hute stated that the current indebtedness report for 2024 has not been published yet. He indicated that the COM is within 20% of capacity and that reimbursing existing projects helps with the tax arbitrage and complies with the Internal Revenue Service (IRS) regulations. He confirmed that the recent bond passed with a 70% voter approval.

2-a. Hear a presentation, discuss, and provide funding recommendations for the FY 2025/2026 and prior years' available funding for Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Solutions Grant (ESG), and Human Services Programs.

Housing and Community Development Director Michelle Albanese introduced Housing and Community Development Administrator Justin Boyd and displayed a PowerPoint presentation. **(See Attachment 1)**

Ms. Albanese provided an overview of the funding process and stated that it takes approximately nine months to meet the Department of Housing and Urban Development (HUD) requirements. She confirmed that the federal budget is unclear; however, staff will continue to go through the funding process as usual.

Ms. Albanese shared information about the Mesa Housing Path program and pointed out that a significant portion of the federal and local funds are utilized through this program to address homelessness in Mesa. She discussed how federal funding is approved and allocated and identified the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Solutions Grant (ESG) programs as federal grants, and the human services programs as locally funded. (See Pages 2 through 4 of Attachment 1)

Ms. Albanese addressed the improvements made to the funding process over the past year and highlighted the new scoring tool and criteria for staff to consider when reviewing the applications. She provided a summary of the application review process which included application scoring by the Community Services staff and the Housing & Community Development Advisory Board. She reviewed each program, providing the amount of funds allocated, and the approval criteria necessary to be considered for each. (See Pages 5 through 11 of Attachment 1)

Ms. Albanese reported the Fiscal Year (FY) 25/26 estimated amounts to be allocated for the CDBG, HOME, ESG and the Human Services programs. She provided the requested amount for grant funds received versus the available funding allocations for the programs. She outlined the CDBG public and non-public services, HOME, ESG, and Human Services/ABC programs that are recommended to receive allocated funds and the recommended award for each program. (See Pages 12 through 18 of Attachment 1)

In response to a comment from Mr. Brady, Mr. Boyd verified that the emergency funding limit is \$25,000 per household per fiscal year, and that the funds are generally used for seasonal repairs and ADA improvements. He added that there are currently 35 applicants on the waiting list.

Discussion ensued regarding the program qualifications and how the funds are disbursed.

Mr. Boyd reviewed the next steps and confirmed that the HUD funding submittal will be processed on or around May 15, 2025, and that the program year will begin July 1, 2025. (See Page 19 of Attachment 1)

Councilmember Spilsbury indicated that with the improvements and new scoring tools, she believes that the funding process is fair. She thanked staff for implementing changes based on feedback and providing agencies with opportunities to receive assistance with the application process.

Additional discussion ensued regarding the application process and how the allocation amounts are determined.

Mayor Freeman thanked staff for the presentation.

3. Acknowledge receipt of minutes of various boards and committees.

3-a. Community and Cultural Development Committee meeting held on February 24, 2025.

3-b. Education and Workforce Development Roundtable meeting held on December 4, 2024.

It was moved by Vice Mayor Somers, seconded by Councilmember Duff, that receipt of the above-listed minutes be acknowledged.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury

NAYS – None

Carried unanimously.

4. Current events summary including meetings and conferences attended.

Mayor Freeman and Councilmembers highlighted the events, meetings, and conferences recently attended.

5. Scheduling of meetings.

City Manager Christopher Brady stated that the schedule of meetings is as follows:

Thursday, March 20, 2025, 7:30 a.m. – Study Session

Thursday March 27, 2025, 7:30 a.m. – Strategic Planning Session

6. Adjournment.

Without objection, the Study Session adjourned at 6:06 p.m.

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MARK FREEMAN, MAYOR

ATTEST:

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HOLLY MOSELEY, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Mesa, Arizona, held on the 17<sup>th</sup> of March 2025. I further certify that the meeting was duly called and held and that a quorum was present.

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HOLLY MOSELEY, CITY CLERK

sr  
(Attachments – 1)

**FY 2025/2026**

# **Annual Funding Recommendations**

## **City Council Study Session**

**Michelle Albanese, Housing and Community Development Director**  
**Justin Boyd, Housing and Community Development Administrator**

**March 17, 2025**

# Housing and Community Development



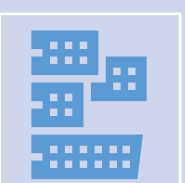
Administer funding to provide programs and services to low-income Mesa residents



Annual funding from the U.S Department of Housing (HUD)



Address priority housing issues and basics needs



Preserve neighborhoods and improve quality of life

# Federal Funding Allocation





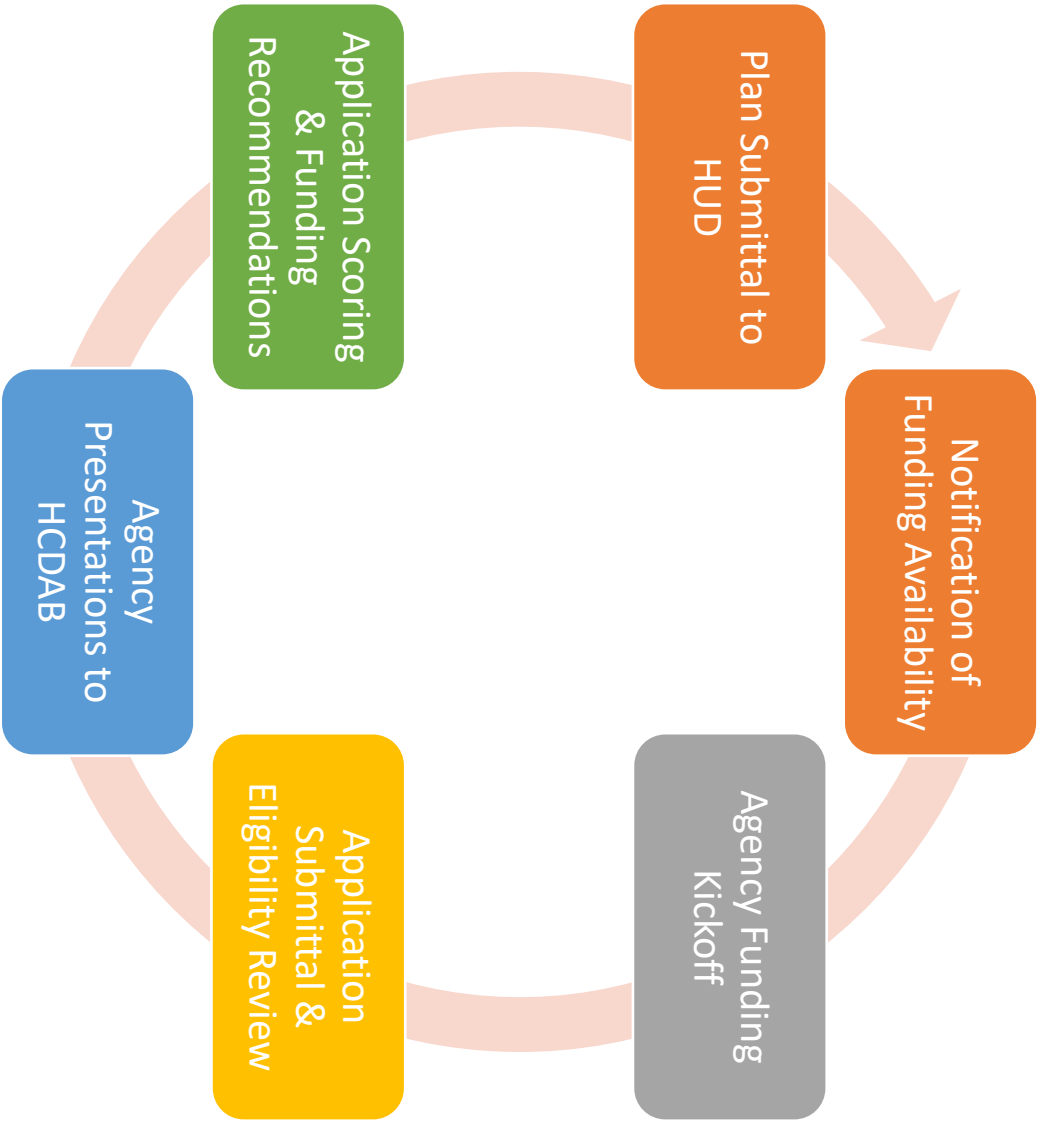
# Funding Sources

<b>Federal Grants</b>	Community Development Block Grant (CDBG) HOME Investment Partnerships Program (HOME) Emergency Solutions Grant (ESG)
<b>Local Funding</b>	Human Services (HS) A Better Community (ABC)



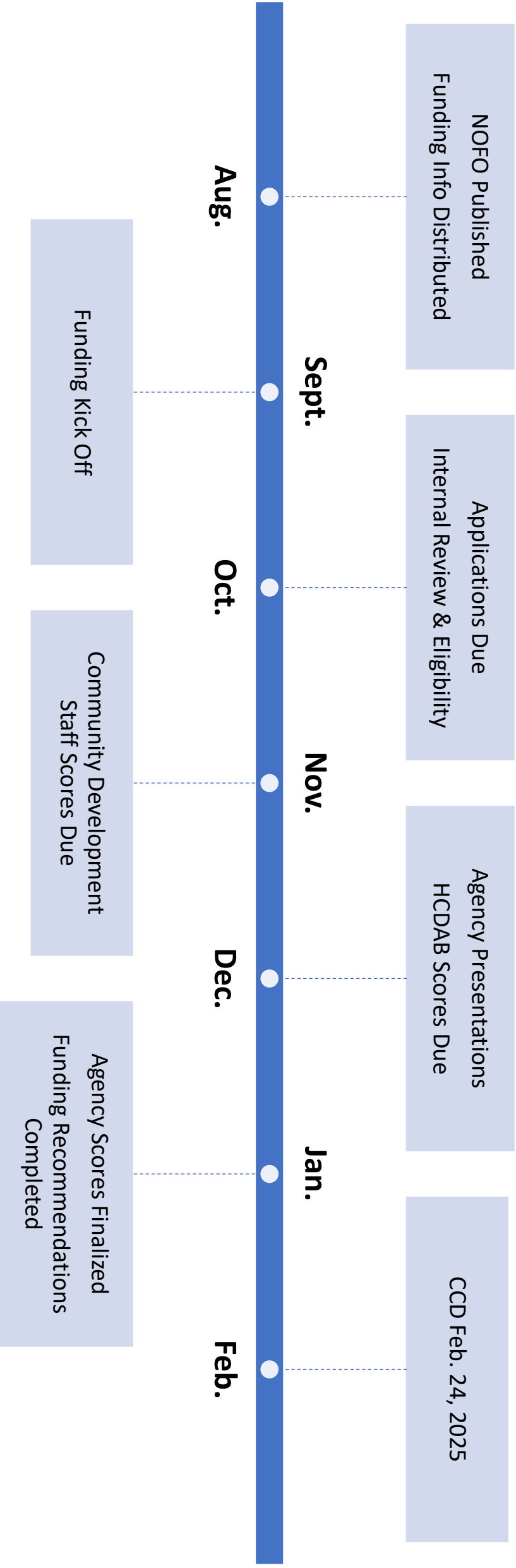


# Annual Funding Process

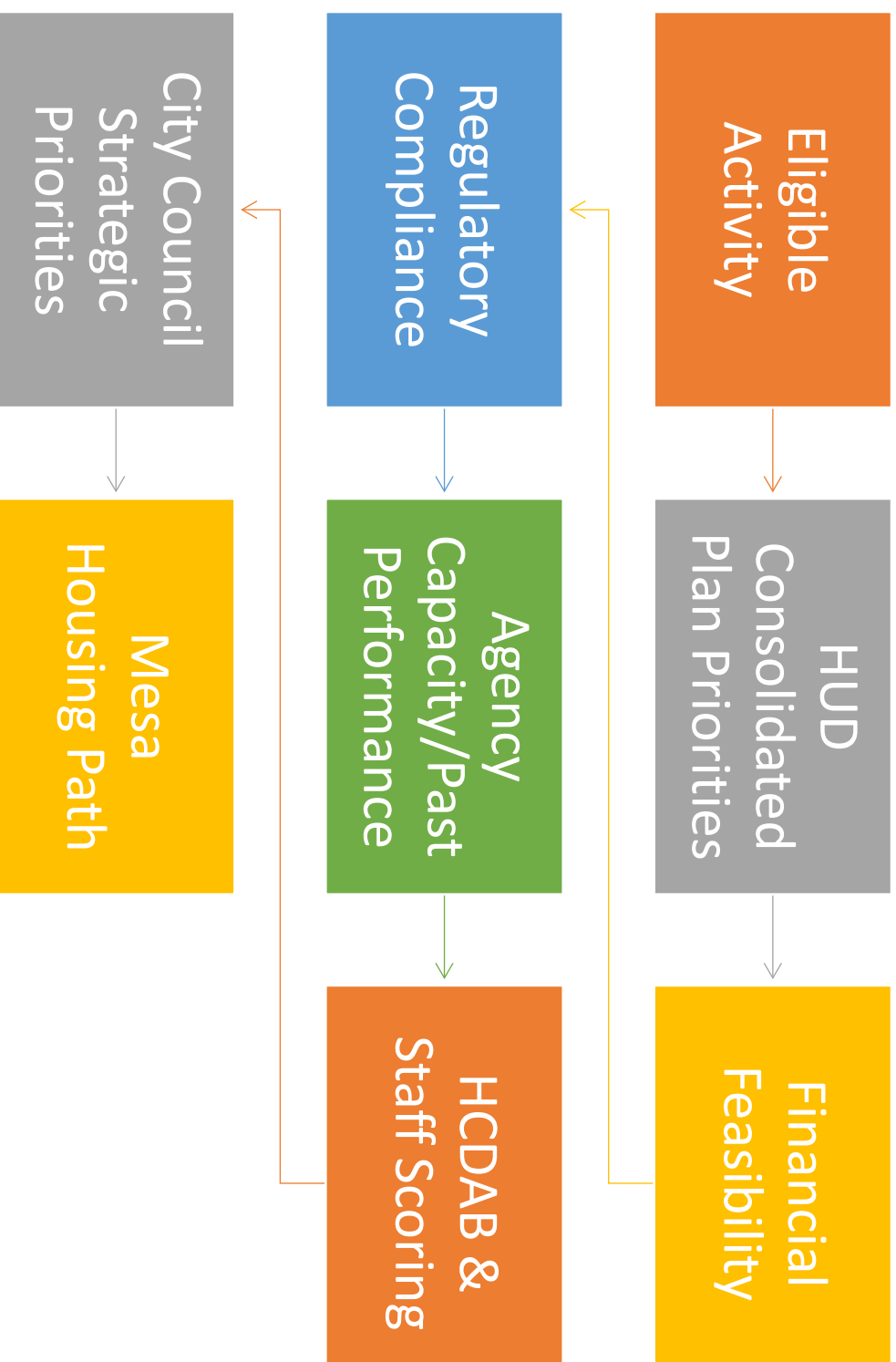




# Funding Process Timeline



# Considerations for Funding





# Housing and Community Development Advisory Board (HCDAB)



Reviews all application requests for funding



Hears agency presentations on proposed activities



Scores each application



Provides input on the funding process

# Application Scoring

## Community Services Staff

- Conduct technical reviews for application eligibility
- Score applications up to 70 points

## HCDAB

- Review of applications
- Hear agency presentations
- Score applications up to 30 points

## Point Reductions

- -5 points for late or no responses to staff follow up questions
- -5 If agency does not present to HCDAB



# Eligible Activities

CDBG	HOME	ESG	Human Services
Public Services Housing Rehabilitation Facility Improvements	Affordable Housing Development Rental Assistance Homeownership	Street Outreach Emergency Shelter Homeless Prevention Rapid-Rehousing	Homeless Services Youth Programs Food & Basic Needs Health Services Tax & Legal

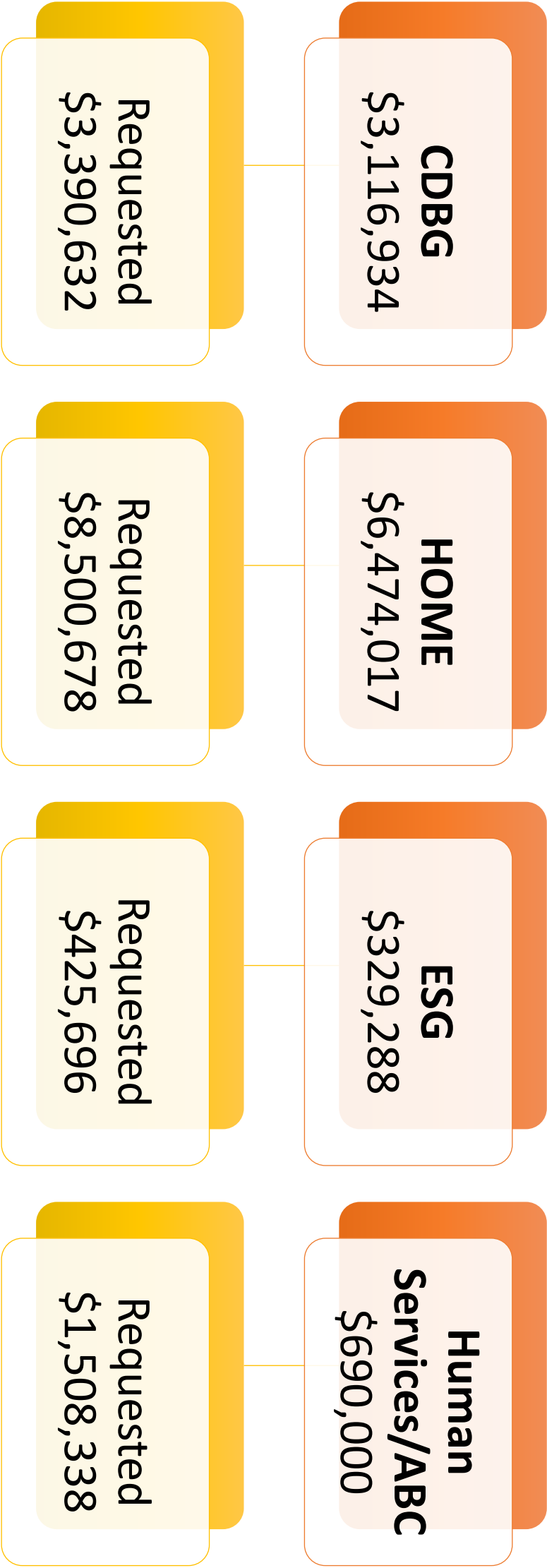


# FY 25/26 Estimated Allocations

CDBG \$3,868,757	HOME \$1,354,407
ESG \$355,987	Human Services \$690,000



# FY 25/26 Funding Available vs. Requested







# CDBG Public Services

Agency	Project Name	Recommended Award
Family Promise - Greater Phoenix	Mesa Family Shelter Program	\$ 80,035
Child Crisis Arizona	Early Education Services for Low-Income Mesa Families	\$ 80,000
A New Leaf	Housing Support Services	\$ 75,000
A New Leaf	LaMesita Family Shelter	\$ 66,087
City of Mesa - Homeless Solutions Office (set aside) *	Navigation Services	\$ 301,120
	Total	\$ 602,242



# CDBG Non-Public Services

Agency	Project Name	Recommended Award
City of Mesa (Set Aside)	Emergency Rehabilitation Program	\$ 2,514,692
Total		\$ 2,514,692



# HOME Investment Partnership Program (HOME)

Agency	Project Name	Recommended Award
<i>HOME Tenant Based Rental Assistance (TBRA)</i>		
City of Mesa (set-aside) *	Rental and Utility Deposit Program	\$ 400,000
Community Bridges, Inc.	CBI Tenant Based Rental Assistance (TBRA)	\$ 200,000
<i>HOME Rental Development</i>		
A New Leaf	La Mesita Phase IV Construction Project	\$ 3,000,000
Copa Health Inc.	Beverly Family Housing	\$ 1,000,000
Total		\$ 4,600,000



# Emergency Solutions Grant (ESG)

Agency	Project Name	Recommended Award
<i>Rapid Rehousing</i>		
Save the Family Foundation of Arizona	Rapid Rehousing	\$ 115,696
<i>Shelter Services</i>		
A New Leaf	East Valley's Men's Center	\$ 150,000
Child Crisis Arizona	Group Home for Homeless Male Youth	\$ 30,000
Tempe Community Action Agency	I-HELP Emergency Shelter	\$ 33,592
	<b>Total</b>	<b>\$ 329,288</b>



# Human Services/ABC Program

Agency	Project Name	Recommended Award
United Food Bank	Emergency Food Assistance	\$ 60,000
Aster Aging, Inc.	Meals on Wheels	\$ 60,000
Community Legal Services	Legal Advocacy & Education for Low-Income Mesa Residents	\$ 42,075
Oakwood Creative Care, Inc.	Respite & Nursing Care for Low-Income Mesa Seniors with Cognitive & Physical Impairments	\$ 45,000
Matthew's Crossing	Meals to Grow Program	\$ 35,000
Oakwood Creative Care, Inc.	Dementia Hub Community Engagement Services for Low-Income Mesa Seniors	\$ 15,000
Arizona Brainfood	Weekend Food Bags	\$ 50,000

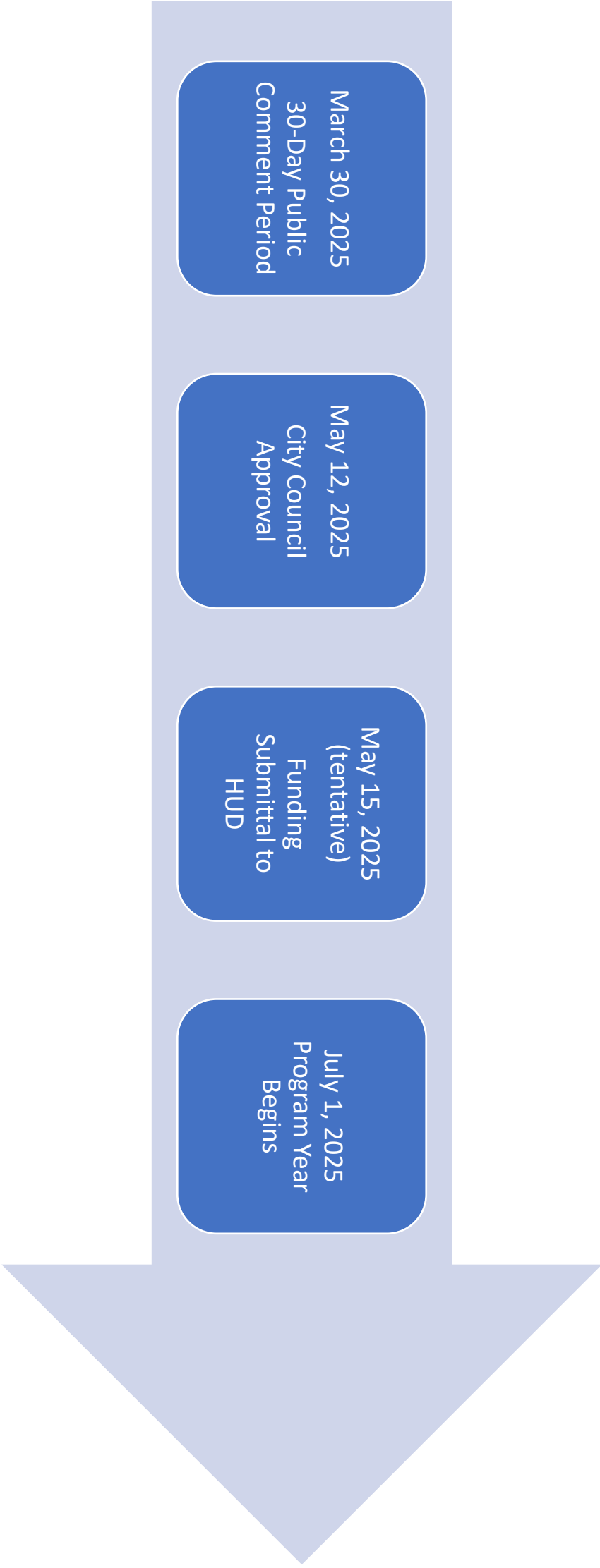


# Human Services/ABC Program Cont.

Agency	Project Name	Recommended Award
Catholic Charities Community Services, Inc.	My Sister's Place: Family-Based Healing for Survivors of Domestic Violence	\$ 60,000
East Valley Institute of Technology	Hope Tech	\$ 52,000
Maggie's Place, Inc.	Shelter Services at The Hannah House and Bunkhouse	\$ 60,000
Big Brothers Big Sisters of Central Arizona (BBBSAZ)	Big Futures	\$ 30,000
House of Refuge, Inc.	Transitional Housing for Homeless Families	\$ 60,000
A New Leaf	Autumn House Domestic Violence Shelter	\$ 60,000
Mesa United Way	Mesa United Way VITA (Volunteer Income Tax Assistance) Program	\$ 40,000
Homeless Youth Connection, Inc	Empowering Youth for the Future	\$ 20,925
	Total	\$ 690,000



# Next Steps



**FY 2025/2026**

**Annual Funding Recommendations**

**Questions?**

**March 17, 2025**