

RESOLUTION NO. 12388

A RESOLUTION OF THE COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, ADOPTING A NOTICE OF INTENT TO ENTER INTO A RETAIL DEVELOPMENT TAX INCENTIVE AGREEMENT PURSUANT TO A.R.S. § 9-500.11 (VERSION 2) RELATED TO THE DEVELOPMENT OF CERTAIN IMPROVEMENTS FOR THE PROJECT KNOWN AS “MEDINA STATION” GENERALLY LOCATED AT THE SOUTHEAST CORNER OF EAST SOUTHERN AVENUE AND SOUTH SIGNAL BUTTE ROAD.

WHEREAS, Arizona Revised Statutes (“A.R.S.”) § 9-500.05 authorizes the City to enter into a development agreement with any person or entity having an interest in real property in the City of Mesa providing for the development of such property and certain development rights thereon.

WHEREAS, A.R.S. § 9-500.11 (Version 2) entitled “Expenditures for economic development; requirements; definitions” (“A.R.S. § 9-500.11”), allows the governing body of a city or town to appropriate and spend public monies for and in connection with economic development activities; provided, if the city or town desires to enter into a retail development tax incentive agreement, the city or town is required, pursuant to A.R.S. § 9-500.11(K), to “adopt a notice of intent to enter into a retail development tax incentive agreement at least fourteen days before approving a retail development tax incentive agreement.”

WHEREAS, the City Council intends to consider the approval of a development agreement that meets the definition of a retail development tax incentive agreement for certain improvements at the project known as “Medina Station” generally located at the southeast corner of East Southern Avenue and South Signal Butte (“Development Agreement”).

WHEREAS, the real property that is the subject of the Development Agreement is described and depicted in the attached **Exhibit A** (40 +/- acres of real property within the jurisdictional limits of Mesa, AZ).

WHEREAS, as the Development Agreement meets the definition of a “retail development tax incentive agreement” under A.R.S. § 9-500.11(M)(6), the approval of this Resolution is to satisfy the notice requirements of A.R.S. § 9-500.11(K).

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That, pursuant to A.R.S. § 9-500.11(K), notice is hereby given of the City of Mesa’s intent to consider approval to enter into the Development Agreement, a “retail development tax incentive agreement” under A.R.S. § 9-500.11, for certain improvements related to the project known as “Medina Station”. The City Council meeting at which the Development Agreement will be considered will be held on July 1, 2025 at 5:45 PM, or at a subsequent City Council meeting, at the City Hall Council Chambers located at 20 E. Main Street, Mesa, Arizona.

PASSED AND ADOPTED by the Council of the City of Mesa, Maricopa County, Arizona this
16th day of June 2025.

APPROVED:

Mayor

ATTEST:

City Clerk

EXHBIT A
PROJECT PROPERTY
(SEE ATTACHED)

APN 220-82-018E:

Bowman

PAGE 1 OF 1

September 12, 2024
PROJECT # 051798-01

**LEGAL DESCRIPTION
PROPOSED LOT 1**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36 BEARS, NORTH 00°09'53" WEST (BASIS OF BEARINGS), A DISTANCE OF 2638.52 FEET;

THENCE NORTH 00°09'53" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 850.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°09'53" WEST, A DISTANCE OF 446.45 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°59'57" EAST, A DISTANCE OF 256.76 FEET;

THENCE SOUTH 00°00'03" EAST, A DISTANCE OF 424.72 FEET;

THENCE SOUTH 17°11'40" EAST A DISTANCE OF 223.17 FEET;

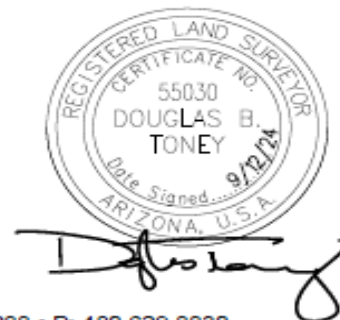
THENCE SOUTH 00°00'03" EAST A DISTANCE OF 57.80 FEET;

THENCE SOUTH 89°52'02" WEST A DISTANCE OF 240.65 FEET;

THENCE NORTH 05°53'39" WEST A DISTANCE OF 251.30 FEET;

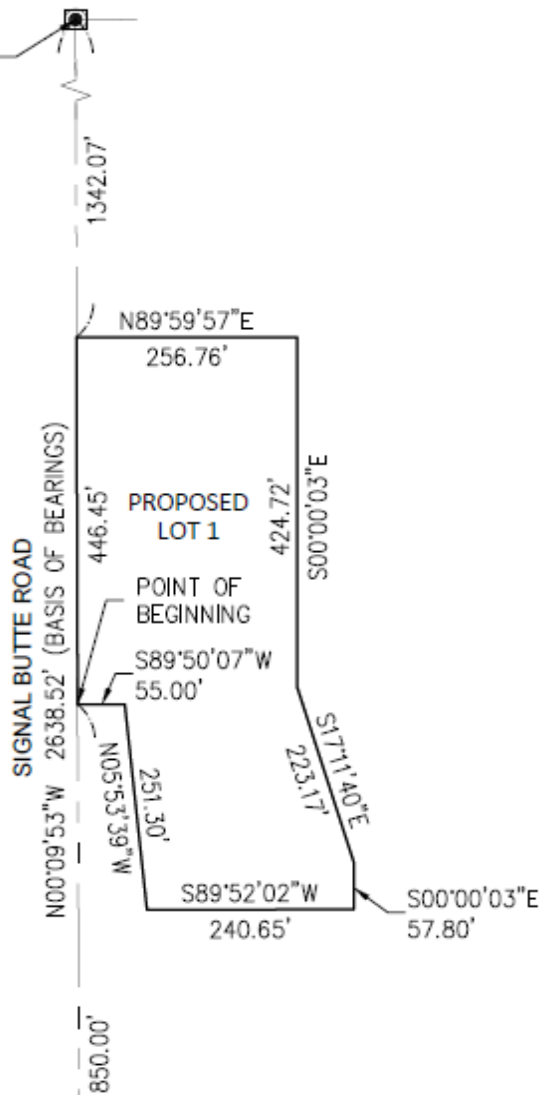
THENCE SOUTH 89°50'07" WEST A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 172,014 SQ.FT. OR 3.9489 ACRES, MORE OR LESS.



Bowman • 1600 N Desert Drive, #210 • Tempe, Arizona 85288 • P: 480.629.8830

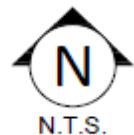
NORTHWEST CORNER
SECTION 36, T1N, R7E



WEST QUARTER CORNER
SECTION 36, T1N, R7E



D. Toney



SHEET 1 OF 1
DATE
9/12/24

EXHIBIT PROPOSED LOT 1		
BY: TL	CHK: DT	QC:
BCG PROJECT NO: 051798-01 TASK: 001		
CLIENT REF NO:		

Bowman

1600 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 829-8830
Fax: (480) 829-8841
www.bowman.com

APN 220-82-018G:

Bowman

PAGE 1 OF 1

September 12, 2024
PROJECT # 051798-01

**LEGAL DESCRIPTION
PROPOSED LOT 3**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36 BEARS, NORTH 00°09'53" WEST (BASIS OF BEARINGS), A DISTANCE OF 2638.52 FEET;

THENCE NORTH 00°09'53" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1331.95 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°09'53" WEST, A DISTANCE OF 1306.57 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°52'04" EAST, A DISTANCE OF 806.80 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00°00'03" EAST, A DISTANCE OF 1290.73 FEET;

THENCE NORTH 89°59'57" EAST, A DISTANCE OF 132.94 FEET;

THENCE SOUTH 00°00'03" EAST, A DISTANCE OF 81.82 FEET;

THENCE SOUTH 89°59'57" WEST, A DISTANCE OF 180.95 FEET;

THENCE SOUTH 00°00'03" EAST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 89°59'57" WEST, A DISTANCE OF 205.27 FEET;

THENCE NORTH 09°56'30" WEST, A DISTANCE OF 5.72 FEET;

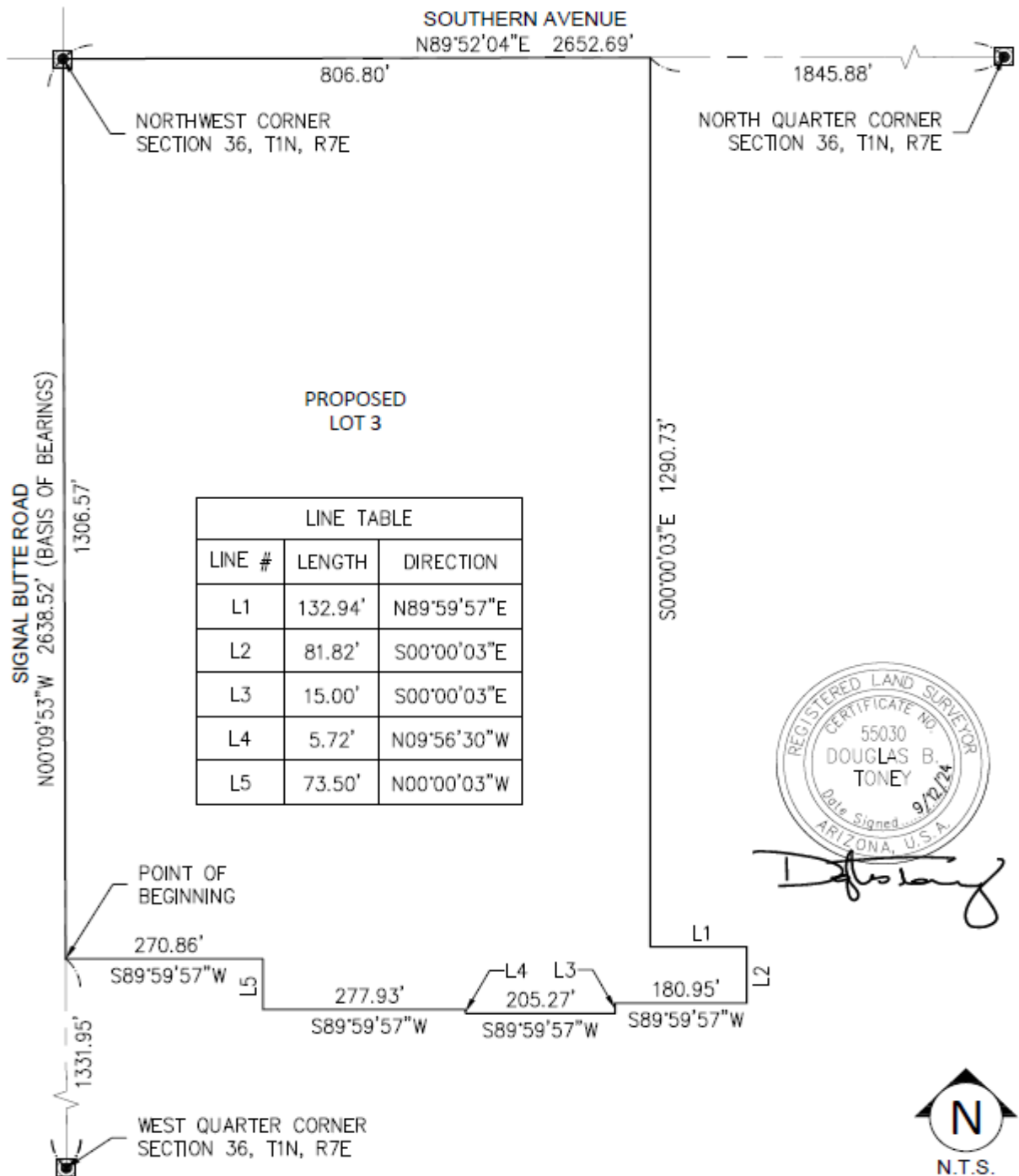
THENCE SOUTH 89°59'57" WEST, A DISTANCE OF 277.93 FEET;

THENCE NORTH 00°00'03" WEST, A DISTANCE OF 73.50 FEET;

THENCE SOUTH 89°59'57" WEST, A DISTANCE OF 270.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,103,146 SQ.FT. OR 25.3247 ACRES, MORE OR LESS.





SHEET 1 OF 1	EXHIBIT PROPOSED LOT 3			Bowman	1800 N Desert Drive, #210 Tempe, AZ 85281 Phone: (480) 629-8830 Fax: (480) 629-8841 www.bowman.com
	DATE: 9/12/24	BY: TL	CHK: DT		
	QC:				
	BCG PROJECT NO: 051798-01 TASK: 001 CLIENT REF NO:				

APN 220-82-018F:

Bowman

PAGE 1 OF 2

September 12, 2024
PROJECT # 051798-01

**LEGAL DESCRIPTION
PROPOSED LOT 2**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 36, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36 BEARS, NORTH 00°09'53" WEST (BASIS OF BEARINGS), A DISTANCE OF 2638.52 FEET;

THENCE NORTH 00°09'53" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1296.45 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°09'53" WEST, A DISTANCE OF 35.50 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°59'57" EAST, A DISTANCE OF 270.86 FEET;

THENCE SOUTH 00°00'03" EAST, A DISTANCE OF 73.50 FEET;

THENCE NORTH 89°59'57" EAST, A DISTANCE OF 277.93 FEET;

THENCE SOUTH 09°56'30" EAST, A DISTANCE OF 5.72 FEET;

THENCE NORTH 89°59'57" EAST, A DISTANCE OF 205.27 FEET;

THENCE NORTH 00°00'03" WEST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 89°59'57" EAST, A DISTANCE OF 180.95 FEET;

THENCE SOUTH 00°00'03" EAST, A DISTANCE OF 416.75 FEET;

THENCE SOUTH 89°55'06" EAST, A DISTANCE OF 68.32 FEET;

THENCE SOUTH 00°00'03" EAST, A DISTANCE OF 248.66 FEET;

THENCE SOUTH 89°52'02" WEST, A DISTANCE OF 681.49 FEET;

THENCE NORTH 00°00'03" WEST, A DISTANCE OF 57.80 FEET;

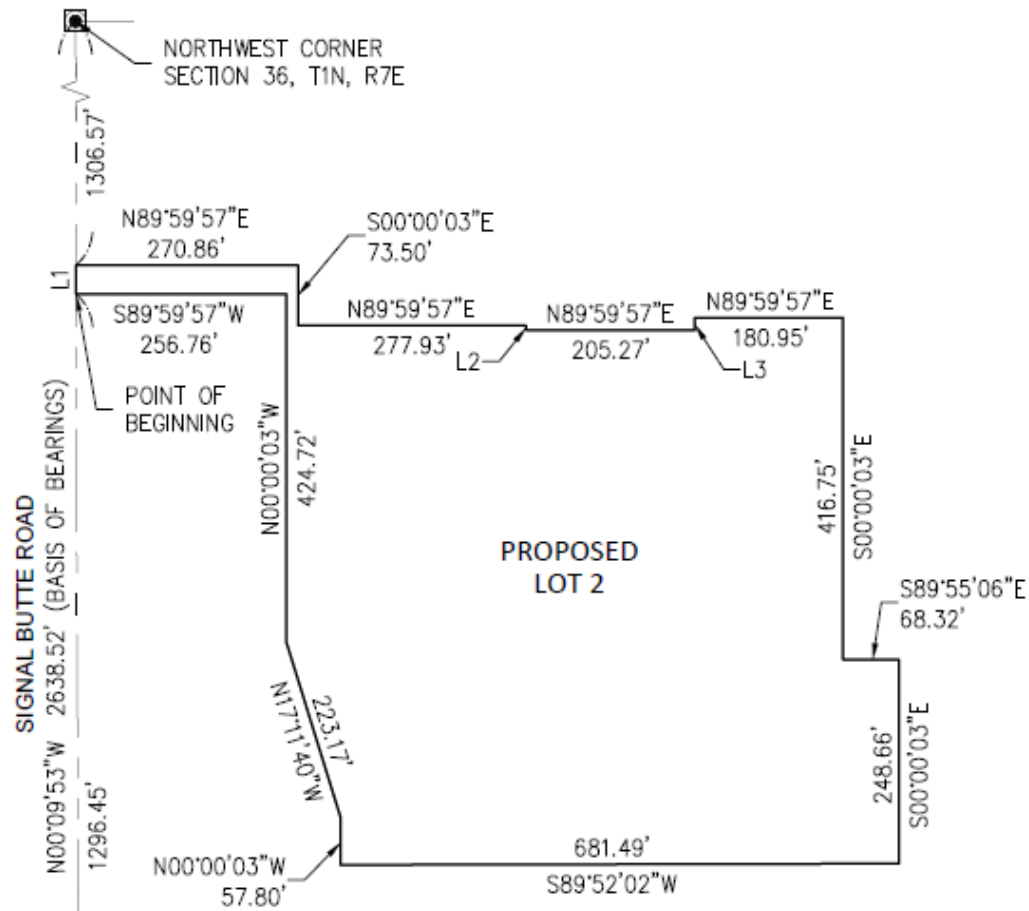
THENCE NORTH 17°11'40" WEST, A DISTANCE OF 223.17 FEET;

THENCE NORTH 00°00'03" WEST, A DISTANCE OF 424.72 FEET;

THENCE SOUTH 89°59'57" WEST, A DISTANCE OF 256.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 463,075 SQ.FT. OR 10.6307 ACRES, MORE OR LESS.





LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.50'	N00°09'53"W
L2	5.72'	S09°56'30"E
L3	15.00'	N00°00'03"W



WEST QUARTER CORNER
SECTION 36, T1N, R7E

SHEET 1 OF 1	DATE: 9/12/24		
	EXHIBIT PROPOSED LOT 2		
	BY: TL	CHK: DT	QC:
BCG PROJECT NO: 051798-01 TASK: 001			
CLIENT REF NO:			

Bowman

1800 N Desert Drive, #210
Tempe, AZ 85281
Phone: (480) 829-8830
Fax: (480) 829-8841
www.bowman.com