

# DOWNTOWN MESA & REDEVELOPMENT TOOLKIT UPDATE

City Council – Economic Development Committee

June 8, 2026

**Jeff McVay**

Manager of Urban Transformation









The Grove on Main – 285 Units



Eco Mesa – 102 Units



Forge Tower – 176 Units



2<sup>nd</sup> Avenue Commons – 144 Units



Melody on Main – 335 Units



Residences on Main – 198 Units



Edge on Main – 400 Units



The 233 Suites – 76 Key Hyatt Autograph



Legacy Square – 110 Units

## Completed Facades



## Upcoming Facades



## Project Overview

19 properties

2 façade improvements complete

4 facades to begin construction soon

Remaining façades to be constructed **through 2027**



## Spirits and Brewing



Multiple Gold Medals – San Francisco World Spirits Competition



2024 Arizona Brewery of the Year

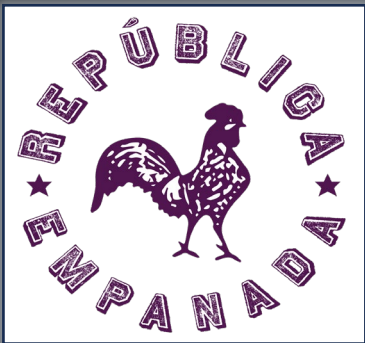


James Beard Semi-Finalist 2024 & 2025



Best Cidery & 2026 USA Today Best Cidery

## Food & Sweets – Phoenix Magazine Best of The Valley 2026



Best Empanada



Best Ice Cream

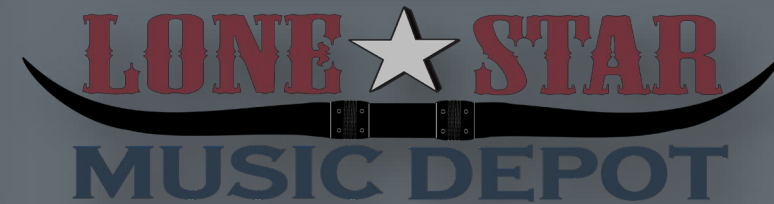
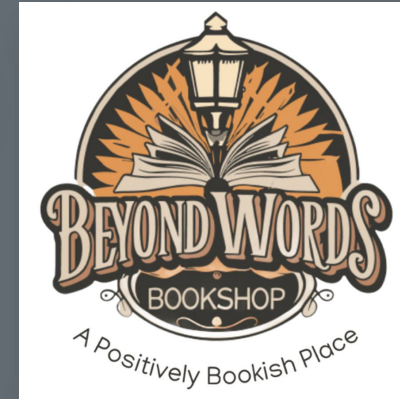
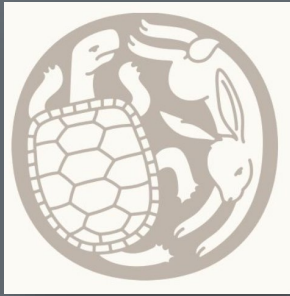


2022 – 2024 Best of Valley Women's Boutique



Best Taco & Best Quesadilla

RECENT ADDITIONS AND COMING SOON



# LOOKING FORWARD



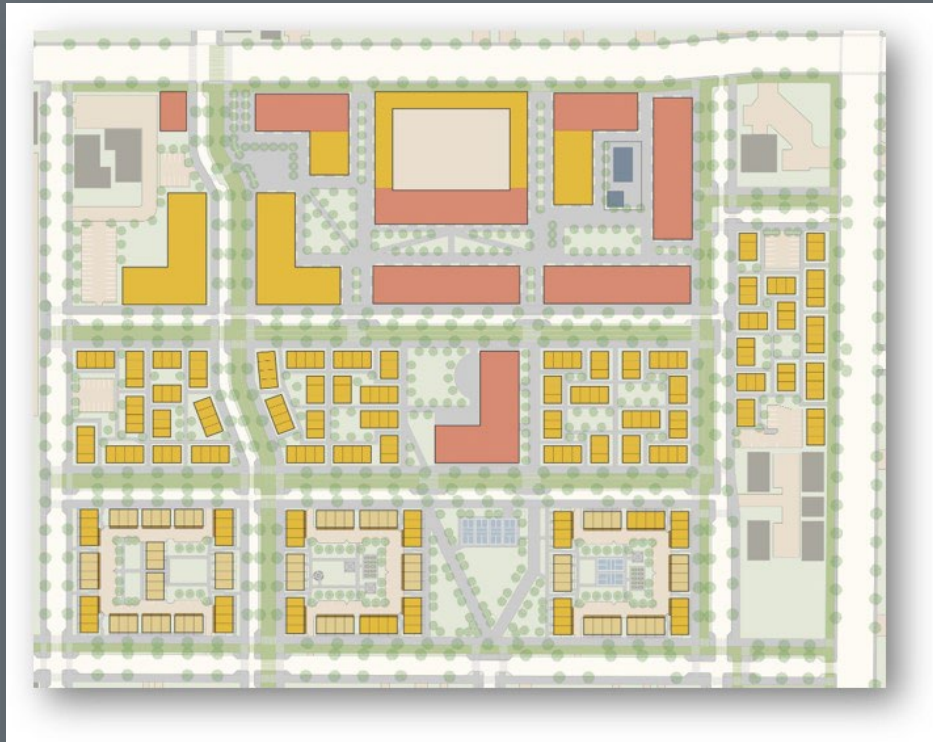


## Next Steps

**June 8, 2026:** City Council action on Lease

**October 2026:** Complete construction

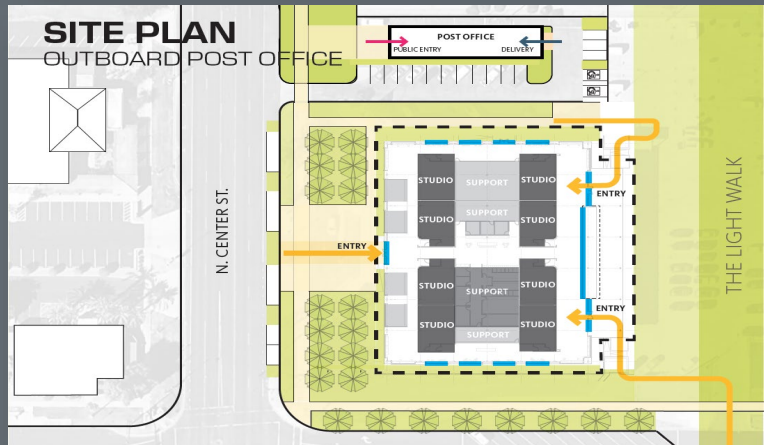
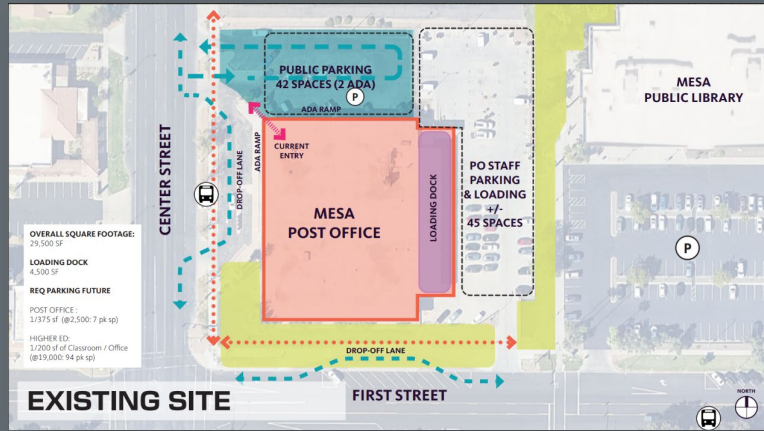
**January 2027:** Commence Incubator programming



### Project Timeline

- April 2026:** Planning and Zoning Submittal
- September 2026:** Planning and Zoning Board Hearing
- Winter 2026:** City Council Hearing
- September 2027:** Commence Phase I Construction

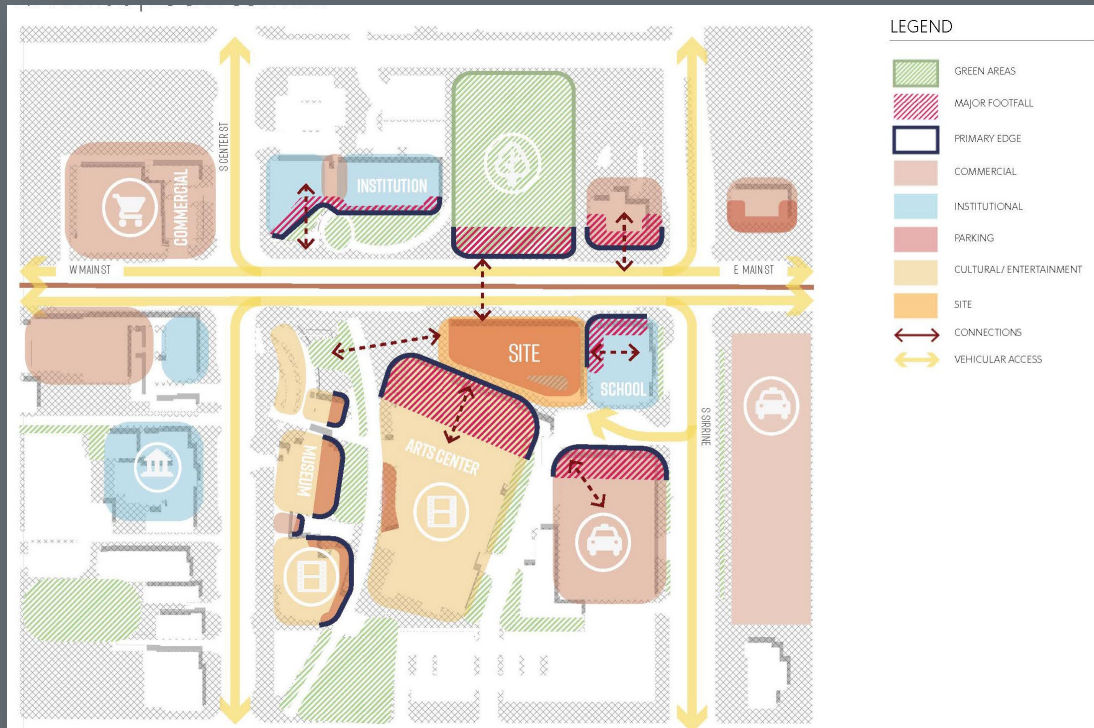






Aerial facing South

Gensler



**May 2026:** RFQ for redevelopment partner released

**July 30, 2026:** RFQ responses due

**Summer 2026:** Response evaluation

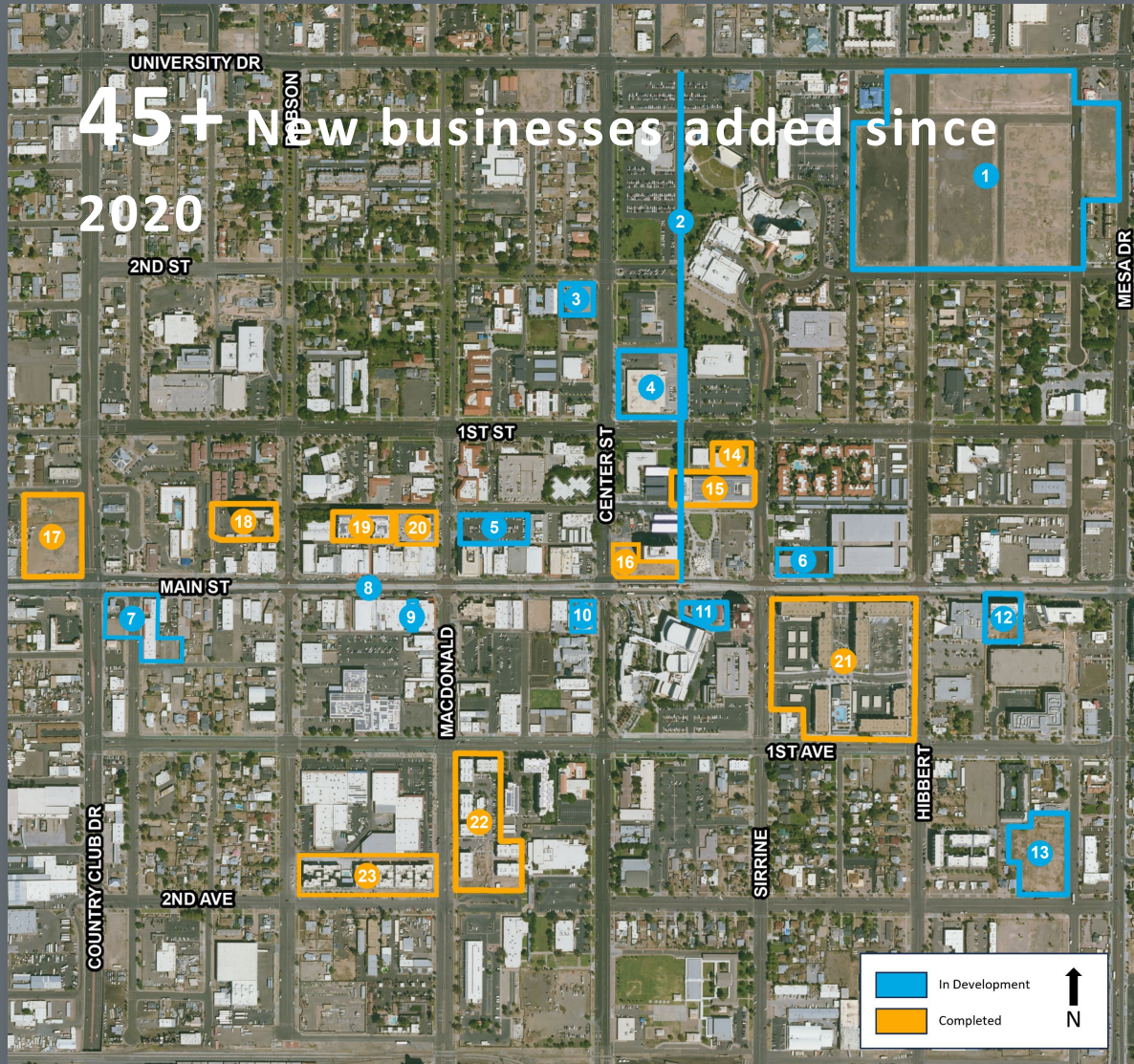
**Fall 2026:** Present staff recommendation to Council

**Fall 2026:** Enter negotiations with selected development partner



- Redevelopment of NEC of Centennial and Main
- Upscale AC Hotel by Marriott
  - 5-stories, 85,000 SF
  - 150 Rooms
  - 2,000 SF Bistro/Bar
  - 1,500 SF Meeting Space
  - Outdoor Pool





- 254** Residential units added 2010-2020
- 1,554** Residential units added since 2020
- 510** Residential units under construction
- 76** Room hotel delivered
- 156** Room hotel in planning and negotiation
- 1,100** Residential units in planning
- 45+** New businesses added since 2020

# REDEVELOPMENT TOOLKIT UPDATE





Melody on Main



Proof Bread



Bread and Honey House



Espiritu

1 Demolition and Remediation Assistance

2 Code Compliance Revitalization Grant

3 Reuse Ready

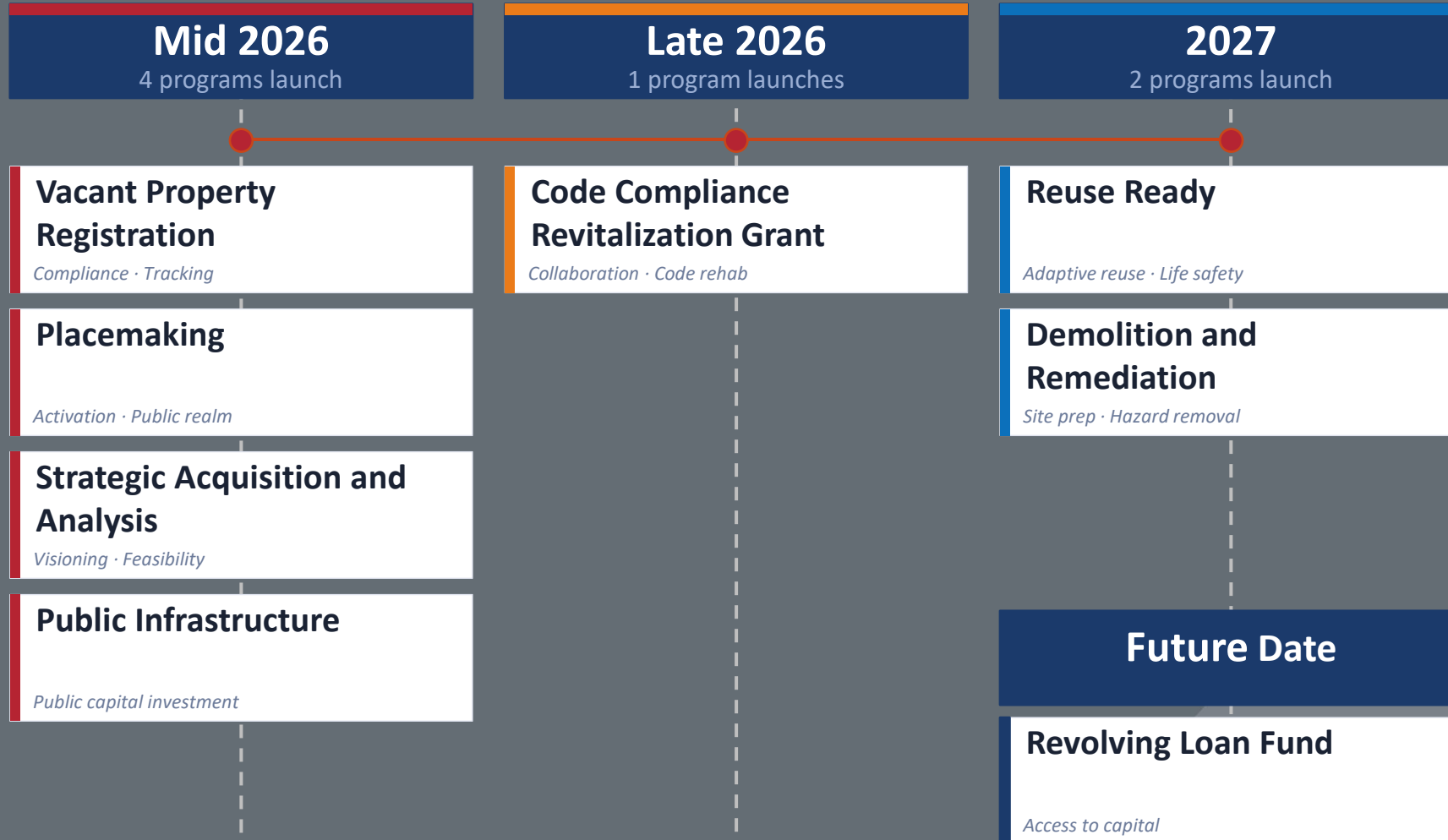
4 Vacant Property Registration

5 Revolving Loan Fund

6 Public Infrastructure

7 Placemaking

8 Strategic Acquisition and Analysis



MESA'S REDEVELOPMENT INCENTIVES

# Redevelopment starts here.

Incentives that make it easier to reach your redevelopment goals

Small business owners

Property owners

Developers

Brokers

## Built for the people who build Mesa.



### Small business & property owners

Reinvest in your building or site with support that shares the cost.



### Developers

De-risk redevelopment with a plan for public infrastructure.



### Brokers

Bring opportunities to clients with incentives that strengthen the deal.



### Partners & advisors

Attorneys, lenders, architects, and engineers helping projects come together.

## A straightforward path from idea to reinvestment.

1

### Connect

Reach out to the Office of Urban Transformation to talk through your project.

2

### Apply

Submit a simple application for the incentives that fit your goals.

3

### Get approved

We review eligibility and confirm terms and any matching commitment.

4

### Build

Complete your work, receive support as your project moves forward, submit for reimbursement, and share your progress with the City annually.

# Discussion

A modern lecture hall with rows of blue and orange chairs facing a stage. The stage features a large screen displaying the word "Discussion" in white text. The room has a high ceiling with recessed lighting and a dark wood paneling on the walls. The overall atmosphere is professional and contemporary.