

October 17, 2025

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City of Mesa
Planning Division
55 N. Center Street
Mesa, Arizona 85201

Subject: Letter of Support for Proposed Multifamily Development

To Whom It May Concern:

As a neighboring property owner and developer of the adjacent shopping center, Medina Station, I am writing to express my support for the proposed 276-unit multifamily project, **Medina Station Parcel C**, in Mesa, Arizona. Our development has been designed to serve the surrounding community with a vibrant mix of retail and services, and we believe the addition of this quality multifamily housing project nearby will enhance the overall vitality of the area.

This community will bring residents who can live, work, and shop locally, strengthening the economic base of the corridor while promoting thoughtful, pedestrian-friendly development. We are confident the multifamily component will complement the existing and planned uses, creating a cohesive and sustainable environment for long-term success.

We appreciate the applicant's commitment to quality design and responsible development practices fitting with the broader area and look forward to the positive impact this project will bring to the community of Mesa.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jeff Carpenter', with a long horizontal flourish extending to the right.

Jeff Carpenter
Partner, Simon CRE



October 15, 2025

Mesa Planning and Zoning Board
55 N. Center Street
Mesa, AZ 85211

**RE: Medina Station – Parcel C (developed by Hillpointe Real Estate Company)
NEC Signal Butte and US60**

Dear Members of the Mesa Planning and Zoning Board,

During the past decade, Bela Flor Communities LLC has been a key landowner and developer in East Mesa. In 2022, it was our privilege to begin working with City Staff and Council to conceptualize and plan the “Medina Station” project before acquiring the 65-acre parcel from the State Land Trust. Today, the approved masterplan includes over 40 acres of retail, including five sit-down restaurants, in a well-designed, mixed-used environment.

We write this letter to express our strong support for the proposed multifamily community Hillpointe plans to build. As adjacent property owners, we believe the project meets Mesa’s high-quality standards and brings much needed housing options for the broader community.

The development also contributes to the ongoing revitalization of northeast Mesa. As you are aware, one of the challenges of building in this part of the city is the high concentration of 55+ age restricted/mobile home parks as well as the homeless camps. The area badly needs more full-time residents and a project of this scale is a big step in the right direction.

In meetings with the City Council, we’ve emphasized building new residential here will lead to new retail (a core principle of Mesa Econ Dev) and building new retail will lead to more residential neighborhoods in the future. This is part of a “virtuous cycle” of thoughtful and positive real estate development.

Hillpointe’s proposed layout and architecture enhance the overall aesthetics of the area and meet the Medina Station Design Guidelines. Further, the project follows the city’s updated General Plan and applicable zoning regulations.

In conclusion, we strongly support the Hillpointe Medina Station multifamily development and urge approval by the Planning and Zoning Board. It represents a significant investment in our community's future and will bring numerous benefits. We are confident that Hillpointe's commitment to quality and the overall area will result in a project we can all support and be proud of.

Thank you for considering our perspective. Please feel free to contact me at 602-525-0000 or hudd@belaflor.com if you have any questions or require further information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hudd Hassell", with a large, stylized initial "H" and a long, sweeping underline.

Hudd Hassell, President
Bela Flor Communities, LLC