



# City Council Report

**DATE:** April 19, 2021

**TO:** City Council

**THROUGH:** Marc Heirshberg, Deputy City Manager

**FROM:** Elizabeth Huning, City Engineer  
Marc Ahlstrom, Assistant City Engineer

**SUBJECT:** Mesa Town Center Improvement District No. 228  
Approval of the 2021 District Assessments  
Council District 4

## Purpose and Recommendation

The purpose of this report is to provide information to the City Council for the proposed annual assessments for the Mesa Town Center Improvement District No. 228, and to set the public hearing date for May 17, 2021. The proposed FY 2021/2022 final assessments do not reflect any rate increase from the previous year. There was a decrease in the number of assessed parcels from last year due to the merger of 27 parcels into one.

Staff recommends that Council approve the Resolution setting the hearing date for the proposed annual assessments for May 17, 2021.

## Background

On October 7, 1985, the Council passed Resolution No. 5617 establishing the Mesa Town Center Improvement District No. 228 ("District") to provide enhanced services for the Mesa Town Center (see Exhibit "A" Location Map). The Council is required by law to hold an annual public hearing on the assessments to provide the property owners with the opportunity to review their annual assessments to ensure that the assessment rates and use classification have been correctly applied to their property. The annual hearing, however, is not to address the continuation of the District. On November 7, 2016, the Council approved the District for an additional five (5) years. The next hearing to address the continuation of the District will be held in the fall of 2021.

## Discussion

The Downtown Mesa Association ("DMA") has prepared the FY 2021/2022 Town Center Assessments (see Exhibit "B") based upon previously approved assessment rates. The Downtown Mesa Association Board of Directors' annual "Estimated Cost of Expenses" is

attached (see Exhibit “C”).

The first step in the approval process for the proposed assessments is for the Council to set a hearing date. It is proposed that May 17, 2021 be set as the annual public hearing date for the proposed annual assessments. A “Notice of Hearing” will be mailed to each property owner, as listed on the Maricopa County tax rolls, on Tuesday, April 20, 2021. The “Notice of Hearing” will be published for five (5) consecutive days in the Arizona Republic beginning on Tuesday, May 11, 2021 (see Exhibit “D”).

### **Alternatives**

One alternative would be for the Council to not set a hearing date and choose to not assess the Town Center property owners as outlined under Resolution No. 5617. This would mean that the City could not levy any assessments this year and the enhanced services, as being provided by the Downtown Mesa Association, would be terminated, or funded by another funding source.

This alternative is not recommended at this time because the Downtown Mesa Association provides a valuable service to the downtown area.

### **Fiscal Impact**

For the FY 2021/2022, the Town Center Improvement District will be assessing 535 parcels for a total of \$300,276.30. The City of Mesa pays the assessments for city owned property within the district in the amount of \$224,147.21 per year via an agreement with the Downtown Mesa Association.

### **Coordinated With**

The Downtown Mesa Association concurs with this recommendation.