CALL TO ORDER

Mayor Gamez called the meeting to order at 6:00 PM.

PRESENTATION – FOR DISCUSSION ONLY

1. Discussion with Jason O’Clair of Foursite, 2809 East Camelback Road, Suite 300, Phoenix, Arizona 85016 regarding proposed site plan for the northeast corner of 99th Avenue and Pierce Drive.

Foursite representatives Jason O’Clair, George Kallergis and Foursite Attorney Steven Anderson, were present. Mr. Anderson addressed Council first advising that the Foursite product is luxury apartments. Mr. Anderson stated that one of their projects is Versante in Avondale. Mr. Anderson described the site location and size as a 17 acre parcel located on the northeast corner of 99th Avenue and Pierce, and also stated that they are aware of the Development Agreement in place for Camino Vista. Mr. Anderson stated that they are still in the preliminary due diligence period, which will be a learning process, before a substantial investment is made into the parcel. Mr. Anderson stated that in this phase they would like to hear Council’s vision. Lastly, Mr. Anderson stated that their current vision of the project is 420 dwelling units, which break down to 25 units per acre. Mr. Anderson stated that it would be a mix of 2 and 3 story apartment buildings as well as on-site water retention.

Mr. Kallergis, advised that Versante is 336 units in Avondale, and that the Tolleson project would include surrounding carriage units as a buffer for the property. He continued on to discuss the quality of amenities and the plan to enhance open areas designated for retention with uses for residents such as soccer fields, pools, and fountains.

Mr. Anderson followed up with a statement to Council that no application is pending and that this presentation is merely conceptual.

There were discussions regarding concerns with retail space and use, Economic Development, the Tolleson corridor, rentals versus home ownership in this area, and increased demand on services such as police, fire and public works.

City Manager Medrano Jr. addressed the concern with the height restriction of the current Camino Vista Development Agreement sets forth. City Manager Medrano, Jr. also advised that there is interest from commercial companies and
would like Foresite to consider offering the space to allow for commercial development to be selected by the city.

2. Discussion with Rick Black Jr. of Antares Realty, 6444 East Mescal, Scottsdale, Arizona 85253 regarding proposed site plan for Tolleson Self-Storage located at the northwest corner of 83rd Avenue and Buckeye Road.

Mr. Rick Black Jr. addressed Council who has owned the property from 1986, participated in the Improvement District, in 2003 closed a deal with QT, now in negotiations with Jack in the Box, 2 acre parcel, strip along Buckeye for mini-storage. Mr. Black, Jr. presented rendering 52,000 sq. ft. net rentable, middle 2 story, single around perimeter, “attached here within becomes a part of the minutes.” Ms. Lisa Black stated retail look up front, shared driveway with QT, 3 parking spots outside fence, inside 6 spots by one of two elevators, 5x5, 10x10, sales tax on rentals. Sale of items, which will be taxed, for revenue, 3-4 customers an hour, household users, want to be close to homeowners, will have nice entry and façade. All units will be equipped with sprinklers. There was a brief discussion regarding security, cameras, record based upon key codes, daily log, programmable security access, alarms on doors and on-site managers.

Dr. Rochin advised that the zoning does allow for storage units. Fire Chief Good stated his only comment is access on all four sides of the parcel.

There were discussions regarding Council concerns with landscaping, allowable contents and security. Lastly, Ms. Black responded to Council’s question that “Tolleson Self-Storage,” will be the name of the business.

3. Discussion to introduce new park policy.

Public Works Director Jason Earp addressed Council, providing a Power Point presentation, copy will be “attached here within becomes a part of the minutes.”

There was extensive discussion regarding the fees, to which the consensus from Council was to be sure the fees cover the cost to the city.

Park hours were also discussed.

ADJOURNMENT

Mayor Gamez adjourned at 7:00 P.M.