

**CITY OF GLENDALE, ARIZONA
MINUTES OF THE CITIZEN BOND COMMITTEE
HELD MONDAY, AUGUST 24, 2006
CITY HALL COUNCIL CHAMBERS**

Call to Order

Chairman Ron Piceno called the meeting to order at 6:01 p.m.

Opening Remarks

Chairman Piceno welcomed the Committee and introduced the subject matter for the evening, which included General Government, Cultural/Historic and Economic Development. He then introduced Mr. Ray Shuey, Chief Financial Officer/Finance Director. He noted that the agenda was full and presentations would begin shortly.

Mr. Shuey welcomed the committee and noted that due to the number of departments represented, the meeting may run beyond 7:30 p.m. He pointed out that the current Bond Committee is following the same process used in 1999. He noted that 85% of the projects recommended to the Council in 1999 came from the Capital Improvement Plan (CIP), while 15% were recommended by committee initiative. He asked that the members deliberate over projects being brought forward, and make independent (from staff) decisions about what to recommend to Council for the election ballots. Mr. Shuey then provided an overview of the handouts provided.

Mr. Shuey introduced Mr. Stuart Kent, Field Operations Director, and noted that Mr. Kent would take questions immediately after the presentation due to that fact that he would be leaving immediately thereafter.

Mr. Shuey advised the committee that for all other presenters, the process of utilizing the index cards as in previous meetings would allow staff to fully answer questions and ensure all answers were included in the meeting minutes.

Mr. Kent presented material on General Government, specifically on the operations center expansion.

Mr. Kent answered the following questions:

How many square feet are planned for the operations center?

40,000 - 50,000 square feet are planned. Expansion of the warehouse is planned as well.

Does the CIP costs include operation and maintenance of the facility?

Yes, some of the cost is included. Utilities would be one cost covered. It is estimated that the cost will be \$1 per square foot for utilities and building maintenance.

Where would the office building be located?

Consideration may be given to creating an annex to the current building or perhaps building at another location. That has not yet been determined.

What are the plans for the dealership use? If the Courts cannot use it, would it be usable as office space?

It is possible that it could be used for Public Safety or general office space. It may be cheaper to tear down and rebuild. It has not yet been decided.

Ms. Sherry Schurhammer, Management and Budget Director, assisted Mr. Kent in answering the following question:

How much did the city pay for the Larry Miller building?

The city paid \$3.7 million for the building.

Mr. Kent then introduced Mr. Ron Short, Deputy Planning Director. Mr. Short presented material on the Historic Preservation Program. He then introduced Mr. Rex Gulbranson, Arts and Cultural Administrator.

Mr. Gulbranson presented material on the Arts Program for the city. He then introduced Ms. Karen Thoreson, Economic Development Director.

Ms. Thoreson presented information on Economic Development. The question and answer period then commenced.

Mr. Short answered the following questions:

What would it take to utilize the beet sugar factory for city office space? What is the point of continuing to have the beet sugar factory just sit there? What, if any, are the plans for the beet sugar factory? When could we expect to see *something* happen?

The beet sugar factory was built from 1903-1906 for \$1 million. It served that purpose for a number of years. The building has not been used since 1986. It is listed on the National Register of Historic places. The Ringer-Morgan family owns the Beet Sugar factory. The family has not been interested in pursuing any adaptive reuse of the property. Developers have suggested various concepts over the years for the property. It will take a unique proposal with the cooperation of the property owner, city, state and developer to realize an adaptive re-use of the beet sugar factory.

Why has Thunderbird Field I (The Garvin School of International Management) not been on the National Register or on a list of Glendale Historic buildings? Is there effort being made to keep these buildings from being destroyed? Please repeat where Glendale Tract is.

The State Historic Preservation Office has indicated a need to have a complete historic survey done for the Thunderbird Field I to determine if the buildings are eligible for the National Register. Thunderbird Graduate school officials will consider the historic resources on the campus in their future plans for the campus.

Glendale Tract Historic District is located at the southeast corner of 51st and Northern Avenues. It was platted in 1933 by the Federal Government and small 680 square foot adobe homes were built for displaced farmers. The homes were sold to individuals in 1948. There are 14 contributing properties in the historic district.

Are homes that are restored using city grants required to repay a portion of the funds when the property is sold?

The property owner puts in 50% of the cost in cash or in lieu services for a weatherization and stabilization project. The state, through state lottery funds, put in the most of the remaining funds. The city provides cash and some in kind service as their share. The property owner is not required to repay the grant. However there is a 10-year façade easement that is signed by the homeowner assuring no exterior changes will be made to the building.

Are there any existing or potential historic properties relating to the history of Mexican-Americans in Glendale?

In 2004, Glendale's historic preservation architect conducted an extensive study of cultural diversity in historic resources. The result was a rich discussion on many ethnic groups who helped to build Glendale. However, there are very limited historic resources remaining. Most of the remaining resources have had major exterior changes.

Does the Federal Government contribute to historic preservation?

The only Federal Government funding used by Glendale for historic preservation is the Certified Local Government Program. Glendale has received matching grants for the purpose of preparing National Register nominations. The restoration projects use state parks funds.

What fees does the city have to pay for nominations for historical for Certified Local Government Grants?

It is 50% matching funds. The grants have been \$10,000 with \$10,000 from the City of Glendale for the purpose of preparing National Register nominations.

I thought the National Register of Historic Places requires that buildings be 100 years old...is that true?

One criterion for being eligible for the National Register is the historic resource must be at least 50 years old.

There is \$5 million in FY12-16 for acquisition. How did you come up with this amount? Do you already have the property lined up?

The nearly \$5 million in the CIP for FY 2012-16 for Acquisition and Rehabilitation of Historic properties was determined by the 1999 Citizens Bond Committee. There are no historic properties lined up for the funding.

Mr. Gulbranson answered the following questions:

The city lists an undefined arts project for \$16.0 million. If you do not know what you want, how do you know how much it will cost?

The 1999 Bond Committee determined the dollar amount for the future cultural arts facility. The committee did not specify the location or type of facility. The bond election literature made reference to planning and studying feasibility for building a cultural art facility.

Is Glendale going to have a performing arts center like Peoria?

Decisions concerning location, type and size of facility and entering into partnership arrangements with the private sector must be carefully considered and studied. There are already several performing arts centers across the valley. The cultural audience must be large enough to

support the facilities. A feasibility study should be conducted prior to making a final decision to build this facility. Examples of the types of cultural facilities include 250; 600; and 1,500-seat auditoriums, museums and arts education classroom buildings. The costs of each vary considerably.

Can we approach lesser-known talented artists rather than well-known artists? It would save money and enable us to have more money for other pieces.

The City of Glendale has amassed a collection of 187 artworks since the public art program was established in 1983. The collection features 167 artworks by Arizona artists (90% of the total). Many of the artworks cost less than \$1,000. Many were purchased from juried exhibitions at Historic Sahuaro Ranch sponsored by the Glendale Arts Council, a local nonprofit arts organization. It is important to collect artworks by both emerging and established artists. The visible and visited sites for artworks in the community merit the most art we can afford to purchase. We do national competitions for our most visible sites for artworks.

How are the cultural sites chosen? What criteria is sought?

The Glendale Arts Commission recommends high visibility sites for locating new public artworks. Examples include major arterial streets, regional parks, or any facility that has high visitation by the public, such as a library. In addition, sites that have “watchful eyes” from the community are a priority for prevention of vandalism or theft.

What are the steps a citizen should follow to donate a sculpture to the City of Glendale? What is your contact number?

The Glendale Arts Commission has a policy for acquiring artworks through gifts to the City of Glendale. The Arts Commission and the staff will work with potential donors to prepare an application for acceptance of gifts into the city’s collection. Acceptance of artworks should meet the following minimum conditions:

- The artwork is appropriate within the context of the city’s collections and the goals of the Public Art Program.
- The artwork is of artistic merit.
- History and value of the artwork is known and verified, including where it was previously exhibited.
- Artist’s credentials are credible and verified.
- The artwork is in excellent condition.
- Maintenance requirements are acceptable to the Arts Commission.
- There is a suitable and available location for exhibiting the artwork.
- Costs to install the artwork are reasonable for the City to assume if not provided by the donor.

Liability concerns and issues of public safety are also considered. Policies of the Glendale Arts Commission are available on the arts webpage, www.glendaleaz.com/arts, click on Glendale Arts Commission, and then click on Guidelines for the Arts 2005, pages 18-19 for Gifts of Art.

Contact information: Rex Gulbranson, Arts and Culture Administrator, Glendale Public Library, 5959 West Brown Street, Glendale, Arizona 85302, 623-930-3520 or rgulbranson@glendaleaz.com. Website: www.glendaleaz.com/arts.

Are there plans to replace current artwork?

Artwork does wear out over time. It can also be stolen or vandalized. Replacement would be considered by the Arts Commission in those situations.

Is there a budget in place to accommodate those replacements?

Yes. Percent for Arts Funds can be used for replacements, as well as ongoing maintenance of the collection.

Has anyone explored collaborative efforts with other entities such as Glendale Community College?

Yes, we recently met with faculty at GCC and discussed merging the interpretive programming. Both GCC and the Main Library have listening wands for self-guided tours. We are talking about merging both tours, which would increase both audiences.

For collections, how is the maintenance and insurance paid for?

Maintenance comes from the 1% for art program, and the city is self-insured.

Have sister cities been considered as an option in loaning/borrowing artwork?

Not as of yet. Other cities have been successful however. Portland is a good example of a city involved in this type of program.

Are there plans for a venue to host traveling art exhibits, like a Monet exhibit or something of that caliber?

This is something that the committee can certainly explore. It is not currently in the CIP.

Have public/private partnerships been considered?

Yes. One example in downtown Phoenix is the Playhouse in the Park, Built on the ground floor of Dial Corporation's Headquarters Building on Central Avenue.

Ms. Thoreson answered the following questions:

What major businesses are being brought to Glendale in the northern area?

CSAA was a great location for Glendale's Talavi Business Park. With 1,200 employees it was the largest business attraction project that took place in the valley. We are working with another significant employer that plans to build their headquarters near Bell Road. I expect an announcement before the end of the year.

Given the lack of loyalty of two auto dealers in the past (witness Glendale Avenue), why continue to pursue these businesses? They gobble resources, and leave unattractive, useless buildings.

Glendale has a long tradition of being home to major auto dealers; we want to continue that into the future. Auto dealers need high visibility and good access to freeways. Glendale has the 303 corridor to accommodate them. Redevelopment of existing dealerships, for instance on Glendale Avenue, offers a chance to put that land into a higher, more appropriate use.

What are the plans for expansion of the airport?

The airport is near completion of a new master plan that calls for expansion and numerous upgrades. The plan should be available to the public by year-end.

Why is there a continual replacement of personnel with your Economic Development Department and the Planning Department?

Glendale's Economic Development Department and Planning staff are highly sought throughout the valley. Turnover in smaller departments like ours is more noticeable because each staff member is publicly visible.

Is the \$35 million that is already authorized part of the \$85 million 2007-16 CIP program?

Yes, the voters authorized the \$35 million in 1999. There is currently a \$50 million shortfall in voter authorization based on the 10-year capital plan as published in the FY 2006-07 budget book.

There is a need for warehouse facilities in the valley. Is Glendale working on using land around Luke Air Force Base for this type of development?

Yes, we are currently working with multiple land developers on constructing new warehouse space.

The project with the Renaissance Hotel is over \$60,000,000. What commitment is there from the hotel, especially if they pull out after the city has expended significant funding? What percent of the cost, operation and maintenance will be covered by users?

The City of Glendale is investing approximately \$70 million into the parking garage, media center, and convention center at Westgate because the city is the owner. There is no city investment in the hotel, which is entirely privately financed. The hotel will also cover 100% of the operating and maintenance costs of their facility.

Are the AAA employees currently working here transfers or new hires from the area?

They include both transfers from California and local hires. Local ads were placed for some positions in the \$40k-\$70k per year range.

Does the Costco at 59th & Bell have to be a retail store?

It is currently zoned for retail and would require a rezoning request by the property owner for that to change.

Mr. Shuey answered the following question:

Were voter-approved city bonds used to build the stadium? Were they used in relation to the arena?

The stadium was built by the AzSTA using its bonds. City bonds were not used in its construction. The city did use voter approved general obligation bonds to build or improve infrastructure around the hockey arena, such as the improvements to 91st and Glendale Avenues.

Mr. Piceno closed the meeting by thanking everyone for his or her attendance.

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Adjournment

As there were no more questions, Chairman Piceno adjourned the meeting at 7:31 p.m.

Respectfully submitted by

Melissa Preston
Finance Administrative Coordinator