

TABA Minutes

December 16, 2009

Jeff Tamulevich

Commercial Code Compliance Administrator

Development Services Department

April may 2009 – more interest to modify code to assist business during this time

2 ways to assist

- **Developed code mod June 2009**
 - Mill and Lake District committee
 - June 3- 29, 2009
 - July 2 on council agenda
 - Implemented September 2009
 - Only in effect till May 6 2010
 - **3 sections that were modified**
 - *1. Lead in sign used by condos and apartment complexes*
 - 6 sq ft sign
 - 3 ft in height
 - 4 signs per property
 - Purpose to help more visibility
 - *2. Sale lease or rent*
 - 16 sq ft
 - 8 feet in height
 - 1 per frontage
 - *3. Significant Event Sign*
 - Displayed for any type of event, including an anniversary, special sale, change in ownership or management, or similar event.
 - Need permit \$107
 - 21 cumulative days every 6 months
- Holiday Signs 14 days before holiday

Jeff encouraged business owners to send an email or call with any questions.

480-350-8441 Jeff_tamulevich@Tempe.gov

Hanna Development

Leonardo's Tile building

2 story shop restaurant space

Pedestrian accessibility

Leonardo's Courtyard shops

Property to the east is for affordable housing.

Time Line unknown – They can start construction as soon as they receive permits.

TABA gave their support

Eagles have a 12 month lease for at least 10 more months.

TABA held a vote to show their support for Hanna development to proceed with his preliminary. The vote was unanimous in the affirmative.

TABA agreed to send an approval letter to the city of Tempe showing TABA's support.

Letter was sent to The Tempe City Council on January 11, 2010 and Mayor Hugh Hallman responded positively.

A copy of the email is attached.

TABA Board Meeting held.

Do to the slow economy board posed question, "Do we want to move forward"

Board discussed the success of TABA and future goals of TABA.

TABA will continue with 3 meeting per year.

Nathan Johnson with Watkins Flowers will serve as new President.

Bob Stafford will take Nathan position on the board. All other position will remain.

Don,

This sounds promising. Let's hope others follow the trail that Hanna Development blazes.

Please keep me posted on developments, pun intended.

Cordially,

Hugh

-----Original Message-----

From: Don Mortensen Secretary for the Tempe Apache Blvd Association
[mailto:Don@LightRailConnect.com]

Sent: Monday, January 11, 2010 1:26 PM

To: Branom, Michael; Ripley, Nikki; Hearn, Shelley; Kulaga, Jeff;
Partridge, Sheri; Warner, Shauna; Crusa, Mike; Nelson, Amanda; Hallman,
Hugh; Woods, Corey; Arredondo, Ben; Navarro, Joel; Ellis, Shana;
Shekerjian, Onnie; Mitchell, Mark; Yennie, Mari; Meyer, Charlie;
Wakeman, Amber; Adams, Jennifer

Subject: Council Communicator Message From Don Mortensen Secretary for
the Tempe Apache Blvd Association

From: Don Mortensen Secretary for the Tempe Apache Blvd Association

Street Address: 1833 W. Main St #101, Mesa AZ 85201

Phone: 602-451-3684

Email: Don@LightRailConnect.com

Jan 11, 2010

TO: CITY OF TEMPE

FROM: TEMPE APACHE BLOUVARD ASSOCIATION

TO WHOM IT MAY CONCERN:

On December 16, 2009, Sam Hanna with Hanna Development, Inc. and architect John Reddell, presented preliminary plans for "Leonardo's Courtyard Shops," to the Tempe Apache Boulevard Association. A

unanimous vote was taken in favor of the development. Although in its preliminary stages, the Association offers their full encouragement and support for this project. Hanna Development has committed to keep the Association up to date on their progress and they are open to the feedback provided by the Association.

We commend Hanna Development for being a "first mover" in new development at this the Apache-Price light rail station. We hope it will encourage other developers to follow and increase the use of the light rail system.

Sincerely,

Don Mortensen, Secretary
Tempe Apache Boulevard Association
602-451-3684