

Town of Marana

Real Estate Advisory Council

Date: October 28, 2015

Location: Ina Road Community Meeting Room – 5100 West Ina Road

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1. What is the status of the proposed Marana Police Station – particularly the short list of Construction Management Candidates? We have not seen anything published yet.
The Town selected Abacus to be the Construction Project Management team. They anticipate issuing an RFQ for a CMAR probably in the 2nd quarter of 2016. The Town initiated collection of sales tax for building mid-2015 and wants to have cash in hand and pay as they go. The total project is projected at \$20m (±) which includes both the site and building. It may include undergrounding a CMID pipe line and potentially integrate a water feature.
2. Has the Town evaluated the traffic congestion at Cortaro/I-10? It frequently takes three or four cycles to make it through.
 - ◆ Is there a plan for relief?
The Town recognizes the congestion that occurs at both Ina and Cortaro. The good news is that the congestion issues at Ina are being addressed and will be resolved with the upcoming I-10/Ina interchange improvements. Unfortunately there is no plan by ADOT to expand the Cortaro interchange. Traffic signal cycle timing for all I-10 intersections is controlled by ADOT and therefore there is nothing the Town really can do to improve the Cortaro Road situation.
3. It sounds like there were mixed opinions about the vision of Main Street, at least as it was depicted in the video.
 - ◆ Can you share with us some of the images that were presented to Council?
 - ◆ Other than the building architecture, was the Council generally supportive of the concept presented?
 - ◆ How will the video be used?
 - ◆ What interest are you seeing from the private sector for projects in this area?
The Council did have mixed reviews of the visioning video. The biggest concern was over the number of palm trees used by the consultant designer. Neither the landscape or the building facades are fixed – the exercise was really intended to depict potential development options and long term development land use. In the future, the Town will be considering architectural style, landscape, signage and pedestrian facilities. The Town would consider partnering with the private sector on future developments.
4. Development Activity
 - ◆ It has been announced there will be a hotel at the Marana Center. What brand will the hotel be and when is construction anticipated to commence?
The hotel will be in the Hilton line but the brand has not yet been announced. Construction is expected to start in early 2016. The hotel developer has also bought a pad for an adjoining restaurant but they have not yet announced a restaurant brand.
 - ◆ What are you hearing relative to future phases planned for the Twin Peaks outlet mall?
 - Are there projected dates for opening of the next wave of new stores?
There are another 10 or 12 stores that are scheduled to open by Black Friday. The Saks store is projected to open in Q1 of 2016.
 - ◆ Following that, what is next for the Twin Peaks/I-10 area? Any development plans submitted yet?

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The signs are up for the Auto Mall but the owner has not yet finalized a deal with potential auto dealers. They are primarily focused on bringing in out-of-town dealers. Discussions are being held between the Town and Redpoint regarding the Cascada property. There are also discussions taking place regarding the Tohono O'odham property on the west side of I-10.

◆ Has the Town talked with Fry's about plans for the parcel adjacent to the Gladden Farms development? *Regular discussions are taking place between both Crown West and the Town with Fry's. Fry's has now entered into the area where the Gladden Farms store is in the active mix of discussions. A store opening in 2017 is a possibility.*

◆ What are you seeing relative to rezoning activity?

- Are you seeing any renewed interest in either the Lazy K or Twin Peaks/Oasis properties that were pursuing development a year ago?

Noting major in the current rezoning flow. No interest currently has been expressed in either the Lazy K or Twin Peaks/Oasis properties.

5. If the County bond program passes, what roads will be improved with the Town's portion of road repair funds?

◆ If it doesn't pass where will the Town find funding for future roadway maintenance?

The Town has an active pavement presentation program in place which is funded by both HURF and general funds. If the bonds are not passed, it does not create a serious problem for the Town. The Town has put most all of their CIP roadway projects into the mix for their share of the bond funds should the bond proposal be approved.

6. Can you fill us in on Marana's 2.0 program?

The Marana 2.0 program is an effort to get high school students interested in public service and to give them practical experience outside of the classroom. The Town is working with the teachers as well as creating student intern positions. The students are given time out of class to participate. They have opportunities to shadow Department Heads and work within various Town departments. They are finding that the students are very bright and ask great questions. The next step is to get the Chamber and Marana businesses involved to allow students to obtain experience in the private sector.

7. What do you see in the future for "Lake Marana"?

The Town is very interested in creating a future attraction at the site of the old gravel pit that became labeled as "Lake Marana". However, there are legal water rights issues that need to be resolved. In the meantime, the Town has taken the opportunity to clean out the trash and debris that was washed in during the initial filling of the pit. The Town is currently developing a task force to address options to maintain some water feature that would be accompanied by a recreation amenity. They are considering adding it to the CIP for Parks & Recreation.

8. Word is that a candidate was identified for the traffic position but didn't end up working out.

◆ Does the Town have on someone on call to review traffic studies in the interim?

◆ Do you have any idea on the time frame to replace that position?

The Town is still looking for a candidate but is using engineers in the private sector in the interim. It is likely to be a couple more months before the traffic position is filled.

9. There was some discussion earlier in the year about the Town attempting to renegotiate their lease with State Land on the property along Tangerine Road. Are you having any success?

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This is an ongoing project. Scottsdale was successful in getting out of a similar lease but under different circumstances. The Town has recently met with the new ASLD Director to explore opportunities. If they are successful, the Town expects that the future use would remain open space preserve, with potentially some recreational uses.

10. Now that we have a new State Land Commissioner, are you seeing any movement on the Picacho Peak land sale that would allow the Union Pacific Switching Yard to move forward?

No news that they have heard.