

GLENDALE CITY COUNCIL WORKSHOP SESSION
Council Chambers – Workshop Room
5850 West Glendale Avenue
September 6, 2005
1:30 p.m.

WORKSHOP SESSION

1. [PROPOSED 2006 LEAGUE RESOLUTIONS](#) – 30 MINUTES
2. [DOWNTOWN UPDATE AND DINING DISTRICT CONCEPT](#) – 30 MINUTES

CITY MANAGER’S REPORT

This report allows the City Manager to update the City Council about issues raised by the public during Business from the Floor at previous Council meetings or to provide Council with a response to inquiries raised at previous meetings by Council members. The City Council may only acknowledge the contents to this report and is prohibited by state law from discussing or acting on any of the items presented by the City Manager since they are not itemized on the Council Workshop Agenda.

COUNCIL COMMENTS AND SUGGESTIONS

EXECUTIVE SESSION

1. LEGAL MATTERS
 - A. The City Council will meet with the City Attorney for legal advice, discussion and consultation regarding the city’s position in pending and contemplated litigation, including settlement discussions conducted in order to avoid or resolve litigation. (A.R.S. §§38-431.03 (A)(3)(4)).
2. LEGAL MATTERS – PROPERTY & CONTRACTS
 - A. Discussion/consultation with the City Attorney and City Manager to receive an update, to consider its position, and to provide instruction/direction to the City Attorney and City Manager regarding Glendale's position in connection with development agreements related to private development in the area of the Zanjero PAD that are the subject of negotiations. (A.R.S. §§ 38-431.03 (A)(3)(4))
 - B. Discussion/consultation with the City Attorney and City Manager to receive an update, to consider its position, and to provide instruction/direction to the City Attorney and City Manager regarding Glendale's position in connection with contracts, agreements and/or development agreements related to the development of a

hotel and surrounding amenities in the area in, near, surrounding or related to the Arena and Multi-Purpose Stadium sites that are the subject of negotiations. (A.R.S. §§38-431.03 (A)(2)(3)(4)(7))

- C. Discussion/consultation with the City Attorney and City Manager to consider its position and provide instruction/direction to the City Attorney and City Manager, regarding Glendale's position in connection with development agreements relating to public and private development in the area of the Loop 303 Corridor between Camelback and Peoria, which is the subject of negotiations. (A.R.S. §§ 38-431.03(A)(3)(4)(7))

Upon a public majority vote of a quorum of the City Council, the Council may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (i) discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- (ii) discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03 (A)(2));
- (iii) discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- (iv) discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (A)(4));
- (v) discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- (vi) discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

Confidentiality Requirements Pursuant to A.R.S. §38-431.03 (C)(D): Any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney by agreement of the City Council, or as otherwise ordered by a court of competent jurisdiction.



CITY OF GLENDALE

Council Communication

Workshop Agenda

09/06/2005

Item No. 1

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Miryam Gutier-Brown, Director of Intergovernmental Programs

SUBJECT: Proposed 2006 League Resolutions

Purpose

- This is a request for the City Council to review and provide direction on the proposed resolutions which will be voted on at the September 20, 2005 Arizona League of Cities and Towns Resolutions Committee meeting. We are requesting Council identify the top five resolutions of greatest municipal interest to be provided to the League.

Background

- Each year, the Arizona League of Cities and Towns requests draft resolutions from all municipalities for discussion by the League Resolutions Committee, a committee on which the Mayor sits as the Glendale representative.
- Resolutions approved by the League Resolutions Committee will be included in the 2006 Municipal Policy Statement.
- Traditionally, the League chooses five of the approved resolutions as the priorities for the next legislative session by seeking guidance from each member of the committee. Municipalities are expected to support and advocate for these five resolutions as part of our collective municipal legislative agenda.

Community Benefit

- The key principles of Glendale's legislative agenda are to preserve and enhance the city's ability to deliver quality and cost-effective services to Glendale citizens and visitors, to address quality of life issues for Glendale citizens, and to enhance Council's ability to serve

Glendale citizens by retaining local decision-making authority and maintaining fiscally balanced revenue sources.

- The proposed resolutions provide the basis for the annual Municipal Policy Statement. Many of these resolutions will be brought forward to Council for adoption in the City of Glendale 2006 Legislative Agenda.

Direction/Policy Guidance

Review and provide staff direction on the proposed Arizona League of Cities and Towns Resolutions.



CITY OF GLENDALE

Council Communication

Workshop Agenda

09/06/2005

Item No. 2

TO: Honorable Mayor and City Council

FROM: Ed Beasley, City Manager

PRESENTED BY: Stacy Pearson, Assistant Director of Marketing/Communications
Jennifer Reichelt, Senior Management Assistant

SUBJECT: **DOWNTOWN UPDATE AND DINING DISTRICT
CONCEPT**

Purpose

- This is a request for the City Council to provide staff direction regarding a proposed Dining District program. Staff will also be providing the City Council with a downtown update.

Council Policies Or Goals Addressed

- The proposed Dining District will enhance the quality of life for Glendale residents, provide additional economic development opportunities in the downtown area and strengthen the city's relationship with small businesses.

Background

- Downtown Glendale is positioned as a leading destination in the Valley with a collection of shopping and cultural attractions in a pedestrian environment. In addition, a small group of signature downtown restaurants have received national acclaim, garnering publicity in *The Arizona Republic*, *WHERE Magazine*, *New Times* and *The New Yorker*.
- Over the past year, there has been significant interest and activity in Glendale's downtown. There has been an increase in visitors, shoppers and special event attendance. Currently there are a number of large improvement projects under construction in the downtown including the construction of the Grand Avenue underpass and pedestrian bridge, improvements to Murphy Park and construction of the Downtown Plaza project. Despite construction in the

area, city sales tax revenue for the core downtown has shown a four percent increase in sales tax revenues for both April and May, and a two percent increase in June.

- Private investment in the downtown area is also on the rise, ranging from developers investing in properties for new developments to property owners redeveloping and renovating existing properties. The Council had a vision to bring high-quality home ownership options and mixed-use development to downtown Glendale. Vanguard City Home is an example of the Council's vision and a private developer working together to enhance and improve the downtown. Vanguard City Home purchased land from the city to develop over 90 high-quality, owner occupied townhomes. The development will also include retail, commercial, and office components.
- Staff is always looking to enhance and further develop the downtown. In researching opportunities for downtown Glendale, staff identified culinary tourism as a niche Glendale should explore. Culinary tourism is an emerging national trend and research shows that dining is the most memorable vacation activity. In addition, travelers spend more time with a restaurant server than any other local resident. For every \$1 spent in restaurants an additional \$1.98 is spent in associated businesses.
- Despite continued success in downtown Glendale, a handful of retail vacancies remain, and an increasing number of potential restaurant owners are inquiring about those sites. However, the cost to convert an existing retail establishment into a restaurant remains too high for most potential entrepreneurs and property owners. Staff is exploring the concept of a Dining District, which would convert vacant retail space into restaurant space.
- Economics Research Associates has begun developing a feasibility study on the potential success and impact a Dining District would have in downtown Glendale. Currently staff is exploring options where the Dining District program could provide financial assistance to property owners, business owners and restaurants in an effort to attract a diverse collection of restaurants and eateries. James Edison, Principal, with Economics Research Associates, is here today to discuss the initial findings of the feasibility study and gather input and feedback on the proposed Dining District concept from the Council.
- Staff will return to Council once the research has been completed and present an inclusive Dining District proposal that will include funding needs, operational guidelines, and development timelines.

Previous Council/Staff Actions

- The City Council adopted the City Center Master Plan on July 23, 2002.

Community Benefit

- Vibrant downtowns are integral components in successful communities. Downtown Glendale has the potential to become an innovative leader in culinary tourism. By having a downtown that provides a variety of diverse amenities and businesses, Glendale is better able to serve our residents and meet the needs of our community. A diverse mix of restaurants would create additional sales tax revenue for the city. In addition, the Dining District would complement existing Historic Downtown businesses and create a unique downtown environment.

Direction/Policy Guidance

Staff is requesting the City Council review and provide direction on the proposed Dining District program.