

ARIZONA HOUSE OF REPRESENTATIVES  
Forty-fifth Legislature – First Regular Session

**LEGISLATIVE GOVERNMENTAL  
MALL COMMISSION**

Minutes of Meeting  
Wednesday, October 17, 2001  
House Hearing Room 1 -- 3:30 p.m.

(Tape 1, Side A)

Chairman Knapp called the meeting to order at 3:40 p.m. and attendance was noted by the secretary.

**Members Present**

Tom Knapp, Chairman	William McMullen	Donald P. Keuth, Jr.
Senator Tom Smith	Elliott Hibbs	David Richert
Representative Roberta Voss	Norman Hintz	

**Members Absent**

Leroy Brady	Joy Rich
John Clements	Polly Rosenbaum (excused)

**Speakers Present**

Larry Chesley, Majority Research Analyst  
Tim Brand, Arizona Department of Administration (ADOA)  
Roger Berna, Planning Manager, Arizona Department of Administration (ADOA)

**DISCUSSION:**

Chairman Knapp reminded members that the Commission reviewed priorities three months ago in order to create a Master Plan. Discussions were put on hold because of the Gateway campus, along with some other issues. He said he thinks it is a good idea to review the top five goals to see whether they are still germane.

Goal #1: What should the Commission be doing to promote its Common Master Plan?

Chairman Knapp related that members agreed that the Commission wanted to be proactive. He said he wants to find out whether the Commission's goal is to try to look at that. One issue with the Gateway campus is that it affects the ADOA 30-year plan and butts up against the 20-year plan. He queried whether that affects the Commission's Master Plan or whether it should be left up to ADOA. Transitional housing and mixed use were also discussed, as was infrastructure development, and the possibility of creating various nodes around the capitol mall area. He

stated that it is overwhelming if this issue is looked at globally. If members focus on one thing, there might be the opportunity to succeed.

Senator Smith opined that most of the time when a master plan is developed and put in a book, it is never seen again. He believes that a master plan should be reviewed on an annual basis. If anything happens, the plan can be modified. He recommended that the Commission focus on the master plan and amend it as the Commission goes along.

Chairman Knapp reminded members that ADOA has a master plan. He noted that the Commission has coordinated with Roger Berna and Tim Brand in the past and is in sync with ADOA's plan. The common goal is to make sure that the county, state and city plans are taken into consideration and then determine what the Commission wants to try to promote. He pointed out the County Forensic Science Center and the influence that the Plaza de Maricopa will create.

Mr. Hibbs said the long-range plan is to continue to monitor that. He related that at the appropriate time, ADOA will be reporting to the Commission that it intends to acquire that land.

Chairman Knapp said he would take it upon himself to update the Project Major Influences plan which identifies the Plaza de Maricopa even though it's not within the scope because it is a major influence. He advised that the Health Campus has much further definition now and could be added to the map.

Mr. Richert noted that there have been some discussions at the city level about development; however, there is no money available. He said that members need to keep looking at the plan to see how to do it better.

Chairman Knapp agreed with Mr. Rickert's position. He said there are a lot of variables to take into account. There is still a lot of property that is not state property within the area. He wondered if the Commission wants to be involved

Mr. Hibbs said he does not believe there is a need to promote the master plan at this time. All of the projects that have been planned are being initiated. There are five new buildings under construction or planned to be built in the next five years. He stated that ADOA is not ready to proceed with further steps at this time. He said the role of this group at this time is to monitor the projects to assure that things are moving as expected.

Mr. Keuth concurred with Mr. Hibbs's comments. He said he believes the Commission should also monitor other outside influences to determine whether they are consistent with the plan, such as retail nodes, to see whether they are being earmarked for the right place.

Chairman Knapp said his aim is to try to determine what the members want to do, whether it is to try to promote things, such as retail nodes, or take the current information and update the map.

Larry Chesley, Majority Research Analyst, asked Mr. Hibbs if ADOA does not want help in trying to purchase land that does not belong to the state or the county. Mr. Hibbs replied that ADOA is not in a position to take the next step in acquisition. He said ADOA will continue to monitor and, when appropriate, will advise the Commission of any plan to acquire the land.

Chairman Knapp said he will update the “Projects/Major Influences” chart, putting the Gateway campus in as a potential project. In addition, the Health campus can be added to the map.

Mr. Hibbs queried whether the Health labs and Library Archives Center will be coming to this group within a year. Chairman Knapp pointed out on the map where they are situated.

Mr. Rickert mentioned that he is particularly interested in work/house housing. He asked whether the Commission should look into providing housing for state employees. Another area to be considered is building parking structures.

Mr. Hibbs advised that getting the Legislature to accept having private enterprises in them has always been difficult. He believes a lot of education needs to be done on mixed use of buildings, and he believes the private sector would have more of an impact on the Legislature.

Chairman Knapp asked whether the Commission wants to be proactive on this issue and begin a dialog with Legislators. He said he thinks this is a natural next choice for the Commission.

Mr. Hibbs said that ADOA would definitely want to take a look at what would be promoted. He said ADOA is open to discussion.

Mr. Hintz asked what the basis was for the 10-20-30 year proposal to expand the mall west of 19<sup>th</sup> Avenue. Mr. Brand replied that it was based on historic growth of state government in the Phoenix area and how growth would affect expansion.

Chairman Knapp said he senses that the feeling is to simply update the plan with current influences and have discussions with private developers on housing and parking. He said he does not believe it is the Commission’s role to develop and promote a specific plan, rather to just encourage such a plan and present it to the Legislature.

Goal #2: What should the Commission be doing to support ADOA’s Building Renewal Plan?

Chairman Knapp stated that it was agreed by members to undertake this issue before the budget process. He thinks now is the time to set this up before next year’s budget.

Mr. Hibbs said he believes everyone understands the problem with building renewal. The problem is that ADOA does not get the money to maintain existing buildings because building renewal ranks low on the list of priorities. He advised that he and Senator Smith participated in a group on the subject of building renewal formulas. There was discussion on ways to assure that money would be set aside for building renewal. He related that there is a formula for agencies to pay rent to cover repairs; however, in hard times, rent is forgiven. Money goes into the Capital Outlay Stabilization Fund and money for repairs is supposed to come out of the fund. He said that over the years the Legislature has used the money for other purposes. He said he believes it is necessary to bring the legislators’ attention to the deterioration of buildings. He said he is supportive of members talking to legislators about the need to maintain these buildings. He urged this Commission to do that.

Senator Smith disclosed that last year both Chairmen of the Appropriations Committee agreed to include building renewal in the budget; however, it got lost in the process. When looking at priorities, building renewal funds are a low priority. There is no constituency to fight for funds. He hoped that when revenue increases, this Commission will again try to educate the Legislature on the importance of appropriating funds for building renewal.

Chairman Knapp inquired whether this Commission should not be that constituency since it affects the viability of the Commission's planning area.

Senator Smith concurred.

Chairman Knapp asked Mr. Hibbs to help provide the tools to promote this. He said leadership and information is needed.

Mr. Keuth advised that the alliance looked at the state of disrepair of buildings seven years ago. He expressed the need for people to come down and advise the Legislature of the necessity to address this problem. In addition, in order to carry out the master plan, the Legislature needs to be apprised of the need to purchase land now.

Mr. McMullen asked whether there is a formula where money would come from occupiers of buildings to help provide maintenance.

Mr. Hibbs repeated that agencies do pay rent, but in hard times, rent is forgiven. Over the years, the Legislature has used money in the Capital Outlay Stabilization Fund for other purposes. He commented that in addition to building renewal, support for added preventative maintenance programs should be added. He said it has been demonstrated that it is very beneficial and saves money.

Chairman Knapp commented that the goal #2 and goal #3 could be grouped together. He asked whether it is the consensus to basically wait until the Commission gets its cue from Mr. Hibbs. He queried the need to meet if the Commission does not have an agenda, and said if there is nothing to propose, the next meeting will be cancelled.

Mr. Hintz said that since building renewal lacks a constituency, he recommended that a letter be sent to the Speaker of the House and the President of the Senate expressing this Commission's concern. The letter should include statements relating to the Commission's commitment to the mall, taking care of this mall, that great facilities are on this mall, that new facilities are being added to this mall, and that they should be adequately taken care of. The way to do that is to maintain a commitment to adequately fund the building renewal formula.

**Mr. Hintz moved that the Chairman express the Commission's concerns in writing to the Speaker of the House and the President of the Senate imploring them to seek adequate funding for building renewal. Mr. McMullen seconded the motion.**

Chairman Knapp agreed to draft a letter. He submitted that the letter would be better received if signed by all members of the Commission.

**Mr. Hintz amended his motion to include that the letter be signed by all members. Mr. McMullen seconded the motion. The motion passed.**

Mr. Chesley remarked that it needs to be done before the 13<sup>th</sup> of November, otherwise there is no sense in doing it.

Senator Smith said he thinks the letter is an outstanding idea and should be followed up with a plan with something that is consistent. Additionally, periodic pressure should be put on leadership to keep this in mind.

Chairman Knapp suggested that Senator Smith and Representative Voss keep members updated.

Senator Smith conveyed that the letter needs to go to the Legislature before November 13 because that is when the budget will be discussed. After the 13<sup>th</sup>, there is not much need for it until the end of December or early January. He said he will coordinate with Mr. Hibbs.

Goal #4: What should the Commission be doing, if anything, in the land acquisition?

Chairman Knapp divulged that he thought it would not be a good idea to approach the Legislature with more than one request. He said he believes that land acquisition should be put on hold. Members concurred.

Discussion ensued on lease-purchase and land acquisition.

Mr. Keuth asked whether there is a procedure to purchase land when it becomes available on the market and hold it until plans are made for its use.

Mr. Hibbs said there is no funding available to purchase land. ADOA must get legislative approval before it can acquire land.

Mr. Hintz asked whether the State Land Department could acquire land and hold it until ADOA can purchase it. Mr. Hibbs explained that there are real restrictions on the acquisition of land. The State Land Department is restricted to using the State Trust for the benefit of education.

Mr. Richert said land could have been purchased or traded under Proposition 202. With the defeat of the proposition, those tools have been lost by the Department. He remarked that the Legislature could possibly look at this further instead of putting it to a vote of the people.

Goal #5: What should the Commission be doing to promote infrastructure and site improvements in the mall area?

Goal #6: How involved should the Commission be in planning infrastructure and site improvements?

Chairman Knapp said goals #5 and #6 could go hand in hand. He reminded members that one of the Commission's goals is to promote infrastructure and site improvements in the mall, such as landscape improvements, street lighting and sidewalks. He said there has been some appropriations for those as part of building development. He asked what the Commission should

be doing to support ADOA in attracting those funds, and what role should the Commission have with respect to involvement in the design of that infrastructure.

Mr. Hintz reiterated that at the last meeting there was discussion about whether there should be an overall landscaping plan. He pointed out that the mall blends in with the neighborhood. The thinking is that when planning a landscape pallet, it should be unified.

Tim Brand, Arizona Department of Administration (ADOA), advised that guidelines are already in place for a landscape plan. He pointed out that they are general guidelines and not restrictive. He advised that last year ADOT was given an appropriation to do street-scapes, etc., however, that is on hold at the present time. ADOT has to wait to see what the Legislature will do.

Chairman Knapp queried whether the Commission should be involved in the planning of infrastructure and site improvement.

Mr. Hibbs said he has not focused on the landscaping in the mall. There has been talk of uniformity but ADOT does not have the tools or resources to do a good job to maintain landscaping. He said it would be great to get into that at some period but ADOT has so many projects going on right now. He said he thinks there should be an overall landscape scheme.

Mr. Hintz commented that once a landscape master plan is developed, it will happen incrementally as new projects happen. He said it is integral to each major capital improvement plan. Hopefully there will be funds in the future to have the landscape all tied together.

Chairman Knapp questioned how involved the Commission should be if it is a Commission goal to have continuity, or should the Commission wait.

Roger Berna, Planning Manager, Arizona Department of Administration (ADOA), advised that as a project is done, a design theme is implemented. ADOA has attempted to put someone under a renewable contract who could develop a master theme and get the connecting projects developed. The plan is very general.

Mr. Rickert submitted that the long-term plan should be looked at to see what the theme is and to determine what the ultimate characteristic of the theme will be.

Mr. Keuth agreed with Mr. Rickert. He said he does not see why this group should not look at this.

Senator Smith said he thought there could be basic guidelines without being too restrictive. He declared there should be a reviewing authority.

Chairman Knapp asked whether ADOA would consider a review by the Commission of Landscape Concepts to be meddling. Mr. Berna and Mr. Brown both replied in the negative.

**Mr. Rickert moved that this be brought to the Commission's attention at the appropriate time. Mr. Keuth seconded the motion. The motion carried.**

Mr. Hintz asked whether consideration should be given to adding the Governor to the letter requesting building renewal funds.

Senator Smith replied in the affirmative.

Mr. Hibbs pointed out that when repair problems occur, they are more expensive if monitoring is not done.

Senator Smith maintained that it is important not to be political on this issue.

**Senator Smith moved to adjourn. Mr. Keuth seconded the motion. The motion carried.**

Without objection, the meeting adjourned at 5:15 p.m.

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Joanne Bell, Committee Secretary  
November 6, 2001

(Original minutes and tape on file in the Chief Clerk's Office)