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# Economic Reporter

A QUARTERLY NEWSLETTER PRODUCED BY THE CITY OF MESA OFFICE OF ECONOMIC DEVELOPMENT

THIRD QUARTER 2013

## Matheson Tri-Gas, Inc. to build industrial gas facility in Mesa Gateway area



Matheson Tri-Gas, Inc., a supplier of industrial, medical, specialty and electronic gases, has announced that it will build a tri-gas facility at Mesa Gateway near Pecos and South Mountain Roads. The industrial facility will separate nitrogen, oxygen and argon from atmospheric air in a chilling-and-compressing process. These gases will then be sold to and used by high-tech manufacturers in many different industries from healthcare to semiconductors.

The \$40 million investment will build more than 18,000 sq. ft. of space and include multiple storage tanks, the tallest being 145 feet in height.

“We are very excited about Matheson coming to Mesa Gateway,” says Shea Joachim, Project Manager for the City of Mesa Office of Economic Development. “Because of the industrial gas products Matheson produces and sells, Mesa Gateway will become a very attractive destination for high-tech manufacturers.”

For more information about Matheson Tri-Gas, Inc., visit [www.MathesonGas.com](http://www.MathesonGas.com).

## Mesa and ASU partner to establish Mesa Technology Accelerator

An Intergovernmental Agreement (IGA) has been signed between the City of Mesa and Arizona State University (ASU) to create the Mesa Technology Accelerator on the ASU Polytechnic campus. The mission of the accelerator is to stimulate the establishment and growth of small technology-based companies and other growth-oriented businesses in the East Valley.

Creation of a business accelerator, to assist business growth and provide economic vitality, is a major step toward achieving the goal of the Mesa Gateway Strategic Development Plan, adopted

by Mesa City Council, to create a regional employment center. “Opening the Mesa Technology Accelerator in partnership with ASU Polytechnic and in proximity to the Phoenix-Mesa Gateway Airport will make the area a hub for innovative entrepreneurship and a place where the knowledge workforce gravitates,” District 6 Councilmember Scott Somers said. “The businesses that develop here will help us meet our goal of 100,000 high-wage jobs.”

As part of the agreement, Mesa will provide funding and staffing to operate the Mesa Technology Accelerator and recruit businesses to participate in the program. ASU will provide office and meeting space for accelerator businesses and facilitate partnerships between those businesses and the College of Technology and Innovation at ASU Polytechnic.

For more information, contact Mesa Office of Economic Development Project Manager, Shea Joachim, at 480-644-3562 or [shea.joachim@mesaaz.gov](mailto:shea.joachim@mesaaz.gov).

## Mesa Mayor Scott Smith sworn in as 71st President of the U.S. Conference of Mayors



Mayor Scott Smith has ascended to the presidency of the U.S. Conference of Mayors, succeeding Philadelphia Mayor Michael Nutter. The installation of new officers took place during the Conference’s 81st annual meeting in Las Vegas. Mayor Smith is the first Arizona mayor to serve as president. This gives Arizona an added voice on the national level and a direct connection to the federal government on issues that impact Arizona such as immigration, education reform, cyber security and expanding trade in the Americas.

The U.S. Conference of Mayors is the official nonpartisan organization of cities with populations of 30,000 or more. For more information, contact Mesa Public Information and Communications Specialist Melissa Randazzo at 480-644-3219 or [melissa.randazzo@mesaaz.gov](mailto:melissa.randazzo@mesaaz.gov).

## Economic Development Advisory Board

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### STAFF

**William Jabjiniak,** Economic Development Department Director

The Economic Development Advisory Board meets the first Tuesday of every month at 7:30 am in the Lower Level Council Chambers (57 East First Street). All meetings are open to the public.



## The Quick Jab by Bill Jabjiniak

### Mesa Gateway Area: a premier business destination

The Mesa Gateway area has all the right ingredients to become one of the nation's premier destinations for companies looking to relocate or expand: a cluster of great companies; significant technology assets; robust infrastructure; business assistance tools; and acres of available land. Mesa city leaders understand and strive for well thought-out and executed economic development efforts. They recognize that we must create fertile ground and remove roadblocks so responsible companies can grow and thrive.

#### IN GOOD COMPANY

Bordered by US 60, Pecos, Signal Butte and Power Roads, the Mesa Gateway area is 37.5 square miles (24,000 acres) of land, much of which has been earmarked for commercial and industrial development. This includes land and buildings available for companies to expand or relocate. Companies such as TRW, Lockheed Martin, L-3 Communications, CMC Steel, MGC Pure Chemicals, FujiFilm, CRM Rubber, Able Engineering, Cessna, Embraer and many others call Mesa Gateway home.

In addition, Matheson Tri-Gas, Inc's recently announced presence will be a critical draw for new companies and very attractive to existing businesses.

#### MESA TECH CORRIDOR

The Mesa Tech Corridor is an area near the northern end of Mesa Gateway along Elliot Road between the 202 Freeway and Signal Butte Road offering water, freeway access and, most importantly, significant power capacity and infrastructure. The Corridor is a great fit for tech companies of all types, especially data centers and other large power users.

#### BREEDING GROUND FOR TECHNOLOGY

The Mesa Gateway Area is also a great place for research and development (R&D) and for tech companies to grow. Arizona State University (ASU) Polytechnic's College of Technology and Innovation is located at Mesa Gateway with more than 12,000 students and significant R&D activity. Moreover, Mesa and ASU have launched the Mesa Technology Accelerator, a place where high-tech companies can go to super-charge their growth. Also in the area is Arizona Laboratories for Security and Defense, a place for companies doing highly sensitive research and manufacturing.

#### A GROWING AIRPORT

In the southwest quarter of Mesa Gateway is the Phoenix-Mesa Gateway Airport, which recently announced a 44 percent increase in passengers over 2011. The airport's fifth expansion will be completed this fall and long-term expansion plans call for a new terminal to be built near its eastern border with links to Ellsworth Road, three Loop

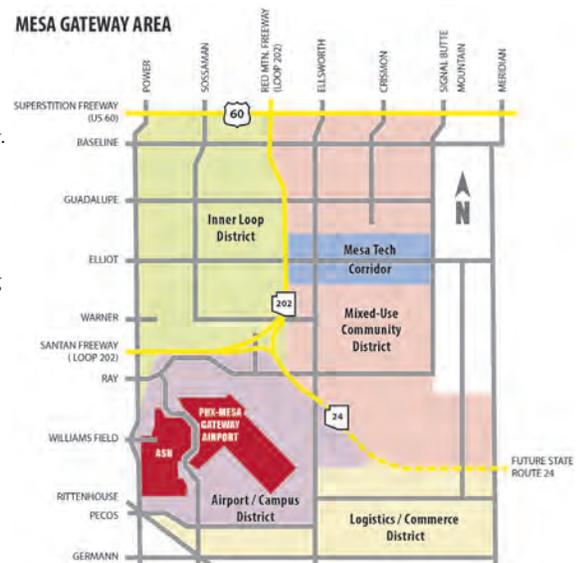
202 interchanges, and the future Gateway Freeway. On the Phoenix-Mesa Gateway Airport alone you will find more than 50 organizations providing products and services in the aerospace and aviation industries.

#### BUSINESS ASSISTANCE TOOLS

**Foreign Trade Zone** – 2,200 acres have been designated as Foreign Trade Zone #221 where companies can reduce, defer or eliminate the payment of import duties and tariffs. Active users of the zone who qualify can also receive a significant reduction in real and personal property tax.

**Military Reuse Zone** – Portions of Phoenix-Mesa Gateway Airport have been designated as a Military Reuse Zone offering companies a transaction privilege tax exemption, tax credits for job creation, and property reclassification allowing both real and personal property to be reclassified, which could result in property tax savings of up to 75 percent for a period of five years.

For questions or comments, please contact me at 480-644-3561 or visit our website at [www.mesaaz.gov/economic](http://www.mesaaz.gov/economic).



## Bridgestone Americas breaks ground on new Biorubber Process Research Center



*Guayule Plant, perennial shrub native to Southwestern U.S.*

Bridgestone Americas Inc. (BSA) announced the groundbreaking of its Biorubber Process Research Center, a research and development project in Mesa Gateway, to investigate the use of the Guayule plant as an alternative natural rubber source.

“This significant research investment in the Biorubber Process Research Center marries Bridgestone’s commitment to innovation and its environmental stewardship. Our new, remarkable facility will enable us to work to develop an additional domestic and sustainable source of rubber for our products,” said Bill Niaura, BSA’s director of new business development.

Once completed, the center will be home to a staff of 40 researchers and technicians. The 10-acre site will include an 8,400 sq. ft. office/lab building, a four-platform, 3,500 sq. ft. shrub prep building and a 3,100 sq. ft. mechanical and electrical building. The first rubber samples for tire evaluations are expected in mid-2015.

“We are pleased that a company with the history and reputation of Bridgestone has chosen Mesa for this very important research and development operation,” Mayor Scott Smith said. “This is the kind of company and type of jobs we strive to have here in Mesa because of the positive impact they have on our community.”

Guayule (pronounced Why-u-lee) is a perennial shrub native to the Southwestern United States and Northern Mexico. The plant produces natural rubber in its bark and roots. Natural rubber from Guayule has almost identical qualities to that harvested from the Hevea tree, which currently is the primary source for the natural rubber used in tire production.

For more information, go to [www.tinyurl.com/BridgestoneMesaGateway](http://www.tinyurl.com/BridgestoneMesaGateway).

## U.S. Deputy Secretary of Commerce Rebecca Blank attends Able Engineering ribbon-cutting

U.S. Deputy Secretary of Commerce Rebecca Blank and Mesa Mayor Scott Smith joined Able Engineering President and CEO, Lee Benson, at the April 17 ribbon-cutting for the new Able Engineering facility located at the Phoenix-Mesa Gateway Airport. The 191,000 sq. ft. facility will employ 350 people with the capability of doubling that number by 2015.

Able Engineering repairs, overhauls and manufactures aircraft parts and serves both fixed wing and helicopter aircraft. The facility will be the largest at Phoenix-Mesa Gateway Airport with Able Engineering becoming the largest private employer at the airport.

Phoenix-Mesa Gateway Airport in partnership with the City of Mesa, built the facility and leased it back to the company, allowing Able Engineering to make significant investment in capital to help grow the company. The company is expected to grow to 400 employees and \$60 million in revenue this year.

For more information, visit [www.AbleEngineering.com](http://www.AbleEngineering.com).



*Able Engineering global headquarters*

## Phoenix-Mesa Gateway Airport’s terminal expanding again

Construction on the final phase of Phoenix-Mesa Gateway Airport’s terminal expansion is under way. The project will build an additional two gates and an additional outdoor courtyard. The additional gates will increase the total number of gates from eight to 10 and the courtyard, located beyond the security checkpoint, will provide another unique outdoor respite for travelers as they wait to board their aircraft.

“Gateway Airport was the fastest growing commercial airport in America last year based on passenger percentage growth,” said Airport Spokesman Brian Sexton. “The expansion will be completed by the Thanksgiving rush and will enable the airport to accommodate more destinations and air carriers.”

To learn more, visit [www.PhxMesaGateway.org](http://www.PhxMesaGateway.org).



*Allegiant Air at Phoenix-Mesa Gateway Airport*



## Higher Education Roundup

The City of Mesa is eagerly anticipating the grand opening of four new colleges and universities. The construction of the Mesa Center for Higher Education, the new home of Westminster College and Wilkes University, will be complete in July and the new Benedictine University Mesa Campus will be complete in August. Additionally, Upper Iowa University will open its new campus in the Fiesta District on July 15.

The opening of each of these institutions represents years of work and commitment by the City to enhance Mesa's position as the premier destination for higher education in the Southwest. During the month of August, several grand opening events will be held to celebrate the partnerships and the achievements.



Mesa Center for Higher Education

### Grand Opening Celebrations:

- Upper Iowa University: August 5, 10:00 AM – 1361 S. Alma School Rd.
- Mesa Center for Higher Education – Westminster College & Wilkes University: August 15, 10:00 AM – 245 W. 2nd St.
- Benedictine University: August 27, 10:00 AM – 225 E. Main St.

For more information, visit [www.MesaEducatesU.org](http://www.MesaEducatesU.org).

### Albright College

Albright started its first cohorts last January. Currently, it has students in three majors: Business Administration, Applied Psychology and Information Systems. The College is now approved to certify students for veteran's benefits. It is currently working on a project with the East Valley Veterans Education Center to use its cohort model of education for groups of returning veterans. Albright will also be seeking approval from the state to offer an additional three majors. Albright's next cohorts will be starting this fall. It continues to actively partner with community colleges in the East Valley. Visit [mesa.albright.edu](http://mesa.albright.edu).

### Arizona State University Polytechnic Campus

Arizona State University's College of Technology and Innovation (CTI) is responding to an increased need for health management professionals by introducing the Bachelor of Science in Health Systems Management program at the ASU Polytechnic campus, beginning this fall. The program encourages the development of health system leaders equipped to develop innovative solutions in response to changing health policy. The degree offers an interdisciplinary approach to understanding the health care industry through courses in information technology, management and leadership, as well as human-centered service design.

Students in the program can choose from a focus in Information Technology Management, Operations Management, Training and Development, or Service Design. A core list of classes in addition to these focus areas will include teaching cultural aspects of health, modern health care systems in the U.S., information storing and retrieval, understanding the enterprise, and other areas relevant to management in the health industry.

For more information, go to [campus.asu.edu/polytechnic](http://campus.asu.edu/polytechnic).

### Arizona College

Arizona College is now enrolling students in its new Nursing program at the Mesa campus at 163 N. Dobson Rd. The bachelor's degree in Nursing provides the knowledge, theory, and practical skills necessary to start a career as a registered nurse.

Currently, there are over 100 students attending classes at the six-month-old Mesa Campus. Arizona College has also recently begun offering Massage Therapy in addition to Medical Assisting, Dental Assisting, Health Information Specialist (Bill & Coding), and Pharmacy Technician programs. Learn more at [www.arizonacollege.edu/mesa-campus](http://www.arizonacollege.edu/mesa-campus).

### A.T. Still University

A.T. Still University's (ATSU) Department of Physical Therapy (ATSU-DPT) faculty and students recently partnered with the Mesa Fire and Medical Department in a program designed to reduce and prevent the risk for musculoskeletal injury during the Mesa Firefighter Recruit Academy. ATSU-DPT plans to partner with the Mesa Fire and Medical Department for its next academy scheduled for fall 2013.



A.T. Still University's Department of Physical Therapy and Mesa Fire and Medical Department partner program.

On June 7, ATSU held its 2013 graduation ceremonies. An astounding 30 percent of the graduates from the School of Dentistry & Oral Health have chosen to practice in a community healthcare setting, a primary goal of the school. Ninety-eight new doctors of osteopathic medicine also graduated from the School of Osteopathic Medicine.

ATSU also announced that Norman Gevitz, PhD, has been appointed senior vice president – academic affairs for ATSU, effective July 2013. Currently, Dr. Gevitz is professor of history and sociology of medicine and director of the Academic Medicine Scholars Program at New York Institute of Technology, College of Osteopathic Medicine. [www.atsu.edu](http://www.atsu.edu).

## Benedictine University at Mesa

Benedictine University at Mesa has been busy as it prepares to welcome its history-making, first-ever classes this fall:

- BenU at Mesa continued to hire new faculty members to lead its academic programs and are excited to welcome Assistant Professor of Fine Arts Michael Tole; Nutrition Instructor Traci Beierwaltes; Assistant Professor of Psychology Shannon Rauch, Ph.D.; Assistant Professor of Nutrition McKale Davis, Ph.D.; Associate Professor of Criminal Justice Julie Cowgill, Ph.D.; and Assistant Professor of Theology Ramon Luzarraga, Ph.D.
- Two Westwood High School students who plan to attend Benedictine University at Mesa this fall were recently awarded Mesa Educates U scholarships. First-generation college students Francisco Reyes and Lesly Herrera both received a \$10,000 annual scholarship to attend Benedictine.
- Bishop Thomas J. Olmsted appointed Father Dan Vanyo as Benedictine University at Mesa's first campus minister. Father Dan will lead the spiritual direction for the Mesa campus. He also currently serves as a priest at Queen of Peace Parish in Mesa and chaplain at Seton Catholic Preparatory High School in Chandler.
- Benedictine University at Mesa will hold its next "Applied Student Day" for freshmen on Thursday, July 18, 10:00 AM at its Services Center located at 51 E. Main St., Suite 105.

For more information, visit [www.ben.edu/mesa](http://www.ben.edu/mesa).

## Northern Arizona University

On May 28, Northern Arizona University (NAU) became the first public university in the nation to offer competency-based degree options with the launch of Personalized Learning. Through this entirely online program, Mesa students can now pursue an accredited bachelor's degree online for just \$5,000 a year. Initial degrees offered are Computer Information Technology, Liberal Arts and Small Business Administration.

With Personalized Learning's competency-based format, there are no classes and students can advance as quickly as possible. Students also receive credit for what they already know, either through transfer credits or by testing out of individual lessons. For more information or to start the application process, visit [nau.edu/personalized](http://nau.edu/personalized).

With the expansion of its bachelor's degree in business administration in the East Valley, Northern Arizona University welcomes Dr. Jason Myrowitz to the faculty as Assistant Clinical Professor. Dr. Myrowitz will be based at the NAU campus located at Mesa Community College's downtown campus.

Learn more at [extended.nau.edu/Campuses/MESA/NAU+Mesa+Campus.html](http://extended.nau.edu/Campuses/MESA/NAU+Mesa+Campus.html).

## Westminster College

Specializing in small classes and an honors college level of education for every student, Westminster College is preparing for its Mesa campus debut. Fall classes begin August 22 at the Mesa Center for Higher Education, 245 W. Second St. in Downtown Mesa. The inaugural class will participate in Westminster's innovative new Price Leadership Program, a unique roadmap to track each student's total development during his or her academic journey. This exciting leadership approach will be administered by new Mesa Director of Student Life, Jonathan Myers.

For more information, visit [mesa.westminster-mo.edu](http://mesa.westminster-mo.edu).

## Wilkes University

Wilkes University is offering an inaugural MBA scholarship that will reduce total tuition for the degree by as much as \$15,000 for qualifying students. Wilkes will offer the scholarships to MBA students who enroll in fall 2013. Scholarships are based on undergraduate grade-point average (GPA) and professional experience will also be considered.

Recipients must be Arizona residents and awards are available at the following levels for the 2013 academic year:

- \$15,000 total program award equal to 50 percent of tuition per semester. Awarded to applicants with undergraduate GPA of 3.5 and above.
- \$7,500 total program award equal to 25 percent of tuition per semester. Awarded to applicants with undergraduate GPA of 3.0 to 3.49.
- \$3,000 total program award equal to 10 percent of tuition per semester. Awarded to applicants with undergraduate GPA of 2.5 to 2.99.

Tuition for the MBA program is \$770 per credit and classes start in September 2013. To qualify, applicants must submit a completed program application and official undergraduate transcripts by July 15, 2013. Applications can be completed online at [www.wilkes.edu/Mesa](http://www.wilkes.edu/Mesa).

For more information, contact Michael Gundersdorf at (800) WILKES-U (945-5378), Ext. 6372 or [michael.gundersdorf@wilkes.edu](mailto:michael.gundersdorf@wilkes.edu).

## Upper Iowa University

The finishing touches at the new Upper Iowa University (UIU)-Mesa campus, 1361 S. Alma School Rd, are being completed and it will officially open on July 15. The 13,000 sq. ft. facility features six multi-purpose classrooms, a nursing classroom, computer lab, student commons area and administrative space.

On June 3, Robert Barriga began as the new director for the UIU-Mesa campus. Bob brings 14 years of higher education experience as well as corporate and entrepreneurial experience to the position. He holds a BS degree from the University of Arizona and an MBA from Pepperdine University.

The UIU-Mesa Center features 11 onsite majors including an RN to BSN program, teacher education program, online and independent study options. Call 480-834-4620 or email [mesa@uiu.edu](mailto:mesa@uiu.edu).



Artist rendering of the new Upper Iowa University Mesa Campus.

## Arizona Commerce Authority launches Arizona Know How campaign

The Arizona Commerce Authority (ACA) has launched a multi-media, nationwide “Arizona Know How” marketing and branding campaign leveraging Arizona’s strengths: exceptional companies, inventive entrepreneurs, cutting-



*Arizona Know How campaign*

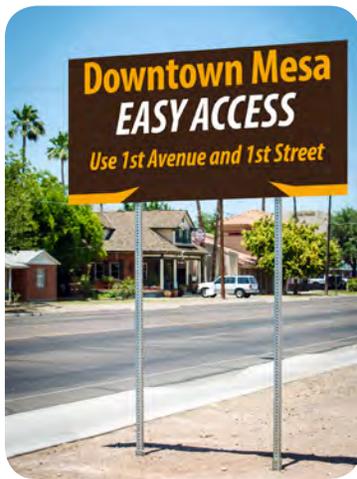
edge research and resources, highly-skilled talent graduating from world-renowned universities, unmatched quality of life, and great opportunities. The campaign will target corporate decision makers around the country. See [www.ArizonaKnowHow.com](http://www.ArizonaKnowHow.com).

## Mesa Light Rail construction update

On May 1, construction began in Downtown Mesa. The project will focus the majority of its efforts in the Downtown area from May 1 until September 30, each summer through 2015. Most of the work being done this summer is utility relocation and roadway widening work. Traffic along Main St. from Date St. to Hibbert St., will be diverted to either the south side of Main St. or the north side of Main St. For specific construction questions, call Rob Antoniak with Valley Metro at 602-369-3681.

### Way-finding Signage

New way-finding signage has been installed along Country Club and Mesa Dr. to help motorists navigate to public parking lots located off of 1st St. and 1st Ave. Valley Metro continues to provide business access signage free of charge to impacted businesses along the alignment. Motorists travelling within the project area will find clearly marked signage indicating appropriate paths to access businesses along Main St.



### Electric Voucher Program

The City of Mesa Energy Resources department, in partnership with Mesa NEDCO, is committed to providing an electric voucher opportunity to participating businesses. Businesses along Main St. that are impacted by light rail construction may be eligible for a voucher worth up to 20 percent of their monthly electric bills in June, July and August. Call Terry Benelli, Executive Director at NEDCO at 480-258-6927.

## Renovations progress at Falcon Field Airport

Falcon Field Airport’s terminal building improvements are underway. After a public bid process, DWL Architects + Planners, Inc. were chosen and are now approximately one-third complete with design of the renovations. Once the design is completed this fall, a construction contractor will be selected through a public bid process. Construction is expected to begin in early 2014.



**Mesa - Falcon Field Airport**

The \$1.6 million project will include upgrades to the lobby waiting area, public viewing patio, restrooms, and heating and air conditioning systems. The project also will bring the structure into compliance with current building codes and standards for access for the disabled. The reconfigured lobby will include space where pilots can plan flights or aviation groups may gather.

The existing terminal building has a patio and seating where the public can watch planes take off and land, see helicopters practice maneuvers, and enjoy Arizona sunsets. The project will enlarge the covered patio area and update it with new Arizona-themed landscaping.

Enhancements to the terminal building’s exterior will not only modernize its appearance, but will complement planned improvements to airport roadway landscaping and lighting that also are part of Falcon Field’s \$22.6 million five-year capital improvement program. [www.mesaaz.gov/falcon\\_field](http://www.mesaaz.gov/falcon_field).

## Arizona 6th best for business

### Phoenix-Mesa metro area continues to rank well

Arizona was ranked 6th best for business in the nation, according to a recent survey of 736 CEOs conducted by Chief Executive magazine. The survey measured CEOs’ feelings on state business and economic climates. One executive commented, “Arizona provides the best economic and social conditions, with room to grow, for business.” (See [chiefexecutive.net/arizona-is-the-6th-best-state-for-business-2013](http://chiefexecutive.net/arizona-is-the-6th-best-state-for-business-2013).)

Arizona and the Phoenix-Mesa metro area also rank well on several other surveys. A recent report from Clean Edge Inc. ranking the states and the largest U.S. metro areas in terms of how they are evolving as clean technology epicenters, lists Arizona in the top 20 (see [www.tinyurl.com/CleantechTop20](http://www.tinyurl.com/CleantechTop20)).

According to U.S. Census Bureau numbers, Maricopa County has the 3rd greatest number of micro businesses in the U.S. and Forbes lists the Phoenix-Mesa metro area 9th in its list of “The Big Cities Winning the Battle for Information Jobs.” Those jobs include work in publishing, software, entertainment and data processing (see [www.tinyurl.com/PhxMesa9thBest](http://www.tinyurl.com/PhxMesa9thBest)).

## Empire Southwest announces expansion

In April, Empire Southwest, LLC, an authorized Caterpillar dealer for heavy equipment and engines, broke ground on a 90,000 sq. ft. expansion of its Mesa facility located at 1725 N. Country Club Dr. The expansion will increase Empire's service capacity. The addition will make way for the Component Rebuild Center (CRC) and product support operations. Construction of the addition is scheduled to conclude in 2014 and will result in the creation of 50 service and support positions. Empire estimates that up to 175 positions will be added over six years.

The new addition will be constructed in an area that was formally an employee parking lot. The project will include a two-story, 25,000 sq. ft. office area that will contain Empire's Fluids Lab and 10 service and support teams. To learn more, visit [www.empire-cat.com](http://www.empire-cat.com).

## Riverview Park and Chicago Cubs construction hits seventh inning stretch



*Cubs new spring training facility under construction.*

Much like the proverbial seventh inning stretch in baseball, the Chicago Cubs Spring Training and Riverview Park is entering its final six months of construction. With the recent filling of the 4.5-acre Riverview Lake, the baseball fields and landscaping can begin to be planted and watered. Changes will come at a brisk pace as Hunt Construction sprints toward the finish line of December 2013. The greatly expanded lake will serve both as an urban fishing oasis and the irrigation source for the entire 145-acre complex. Residents and fans should see a new color, green, start to emerge out at the complex. Landscape, playground equipment and stadium seats will all start to appear over the next 90 days. [www.mesaaz.gov/bettermesa/cubs.aspx](http://www.mesaaz.gov/bettermesa/cubs.aspx).

## Real Estate Review

### Local real estate market to continue growth and stability

According to a report from the W.P. Carey School of Business at Arizona State University, average housing prices in the Greater Phoenix Metro area have increased year-to-year from \$140,000 to more than \$180,000 in April. Director of the Center for Real Estate Theory and Practice at ASU, Mike Orr, believes that the 29.6 percent increase is still in line with a sustainable recovery and that there is more measured growth ahead. "What we have is a recovery," Orr said. "I



think what will happen is prices will go up, but more slowly."

This price increase is greater than that of the national sales price increase, with the National Association of Realtors reporting the national median existing-home price for April as \$192,800, an 11.0 percent year-to-year increase. There were also 4.97 million existing-home sales in April, a 9.7 percent increase from the 4.53 million in April 2012.

With housing markets on the recovery, commercial real estate in Mesa has also seen positive results this year. Three lease deals in Mesa made CoStar's Top Ten Phoenix Retail Leases Report for the first quarter of 2013, totaling 54,268 sq. ft. of retail space – #4 was Onyx, which leased 24,016 sq. ft. at 1342 S. Country Club Dr.; #7, Super 99, 22,000 sq. ft., 1410 E. Main St.; and #10, The Autism Academy, 8,252 sq. ft., 1540 N. Burk St.

Significant commercial/industrial real estate purchases have been made in 2013, with Mesa's Broadway 101 Commerce Park being sold in May for \$77 million to Industrial Income Trust Inc., making it the highest priced industrial deal in 2013. Broadway 101 currently houses 35 tenants with 1,500 employees. Some significant Mesa office space acquisitions were made as well, with Tierra Partners VII LLC purchasing the 53,823 sq. ft. Westwind Terrace at Superstition Springs office for \$7.1 million, and TSA Group USA Ltd. buying the 96,925 sq. ft. Dover Shores Office Complex for \$5.8 million.

It appears that the Phoenix and Mesa real estate markets will continue to recover as the national housing sales numbers and prices increase as well. Local vacancy rates are also on the decline and Mesa has an optimistic real estate outlook for the second half of 2013.

Learn more about opportunities in Mesa by visiting [www.MesaAz.gov/economic](http://www.MesaAz.gov/economic).

## Banner Health now Mesa's top employer Also named one of the top performing health systems in the U.S.



**Banner Health®**

With nearly 8,300 employees at the end of 2012, Banner Health has become the leading employer in the City of Mesa.

Moreover, Banner Health has been named as one of the top performing health systems in the U.S. based on quality of outcomes, patient care and efficiency, according to Truven Health Analytics, a leading health care analysis firm.

Banner has a long history in Mesa with Banner Desert Medical Center, which opened in 1973, and the Baywood facility, which opened in 1983. In just over 10 years, Banner has opened Cardon Children's Medical Center in Mesa, converted the Banner Mesa Medical Center on north Country Club Dr. into a corporate center, opened Banner Heart Hospital in east Mesa and expanded the emergency department at Banner Desert Medical Center on Dobson Rd. The corporate center now houses the largest accredited simulation facility in the Western U.S. to train health care workers.

To learn more, visit [www.BannerHealth.com](http://www.BannerHealth.com).

## City of Mesa Office of Economic Development

PO Box 1466  
20 East Main Street, Suite 200  
Mesa, Arizona 85211-1466

Phone: 480.644.2398  
Fax: 480.644.3458

[www.mesaaz.gov/economic](http://www.mesaaz.gov/economic)

## EVENTS

### JULY

**4**  
**Independence Day**  
*City offices closed*

**9**  
**AAED Luncheon**  
Speaker: Jane Morris, A.A.E.  
Executive Director of Phoenix-Mesa Gateway Airport  
2901 N. 7th Street, Phoenix, AZ, 11:00 AM – 1:15 PM  
Register: [www.tinyurl.com/AAEDJul9Luncheon](http://www.tinyurl.com/AAEDJul9Luncheon)

### AUGUST

**5**  
**Upper Iowa University Grand Opening**  
1361 S. Alma School Rd., Mesa, AZ, 10:00 AM  
[www.uiu.edu](http://www.uiu.edu)

**15**  
**Mesa Center for Higher Education,  
Grand Opening**  
(Wilkes University and Westminster College)  
245 W. 2nd St., Mesa, AZ, 10:00 AM  
[www.mesaaz.gov/bettermesa/centerhighered.aspx](http://www.mesaaz.gov/bettermesa/centerhighered.aspx)

**27**  
**Benedictine University, Grand Opening**  
225 E. Main St., Mesa, AZ, 10:00 AM  
[www.ben.edu/mesa](http://www.ben.edu/mesa)

### SEPTEMBER

**2**  
**Labor Day Holiday**  
*City offices closed*

**20**  
**Mesa Chamber Golf Tournament**  
Longbow Golf Club, 5601 E. Longbow Pkwy., Mesa,  
AZ, 6:30 AM – 1:00 PM  
Register: [www.tinyurl.com/MesaChamberGolf](http://www.tinyurl.com/MesaChamberGolf)

**26**  
**Fireball Run Adventurally comes  
to Mesa**  
[www.tinyurl.com/FireballRunAdventurallyMesa](http://www.tinyurl.com/FireballRunAdventurallyMesa)

## Arts and culture are activating Downtown Mesa



*Mesa Grande Cultural Park*

The Arizona Museum for Youth is working on its metamorphosis into the i.d.e.a. Museum (imagination, design, experience and art). With an expanded focus combining art, science and technology, i.d.e.a. Museum will appeal to all ages and will seek to stimulate creativity and innovation in all visitors. The i.d.e.a. Museum will make its debut in early 2014.

The Arizona Museum of Natural History had a very successful first season with the Mesa Grande Cultural Park, which opened in January. Now closed for the summer, Mesa Grande, an ancient Hohokam Ceremonial Mound in west Mesa which now has interpretive materials, trails and a Welcoming Center, will reopen to the public October 1.

For more information about the great activities in Downtown Mesa, visit: [www.MesaArtsCenter.com](http://www.MesaArtsCenter.com); [www.azmnh.org](http://www.azmnh.org); and [www.ArizonaMuseumForYouth.com](http://www.ArizonaMuseumForYouth.com).

### Staff Profile: Kim Lofgreen



Kim Lofgreen recently joined the City of Mesa Economic Development team as the Marketing and Business Development Manager. Prior to joining the City of Mesa, Kim served as Senior Advisor to the World Trade Center Utah and as President of MMK Partners in Salt Lake City, Utah where he assisted U.S. and Chinese companies in making business connections. He also served as the Vice President of Marketing and Communications for the Economic Development Corporation

of Utah. Previous to that, he held marketing management positions in the semiconductor distribution industry with Avnet, Inc. and Wyle Electronics.

Kim is an Arizona native, earning both a Bachelor's degree in Marketing with an emphasis in Asian Studies and International Business, and a Master's of Business Administration from Arizona State University.

In his spare time, Kim spends time with his wife and six children, as well as being very involved in youth lacrosse programs. Kim is an avid student of China and speaks Mandarin Chinese.

Contact Kim at 480-644-3962 or [kim.lofgreen@mesaaz.gov](mailto:kim.lofgreen@mesaaz.gov).

### Staff Profile: J.D. Beatty



J.D. Beatty recently joined the Office of Economic Development in April 2013 as an Economic Development Specialist. Prior to joining the City of Mesa, J.D. spent three years at CBRE Commercial Real Estate with the Labor Analytics Group, a renowned site selection consulting team. As an Analyst of Client Strategy & Consulting, he represented numerous multi-national and Fortune 500 companies in site selection processes on a domestic and international scale. Past clients include AIG, Capital One, Dignity Health, Discover Financial, eBay, Nestle, and Verizon. He also played an important role in the content and development work of Global LaborView, a 2011 CoreNet Global Innovator's Award winning web-based application.

Born and raised in Tempe, J.D. attended Arizona State University where he received a BS in Marketing, a BA in Tourism, a BA in German Language & Literature, and a Certificate in International Business Studies.

Contact J.D. at 480-644-3854 or [jd.beatty@mesaaz.gov](mailto:jd.beatty@mesaaz.gov).