

TOWN OF PAYSON  
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE  
MINUTES OF THE REGULAR MEETING  
DECEMBER 6, 2007

- |   |   |                           |
|---|---|---------------------------|
| A | Chairman Ken Volz called the meeting of the duly posted and published Public Meeting of the Green Valley Redevelopment Area Committee to order at 8:15 a.m. in the Office of Tourism and Economic Vitality, 600 S. Green Valley Parkway, Payson, Arizona.   | Meeting Time<br>and Place |
|   | Members Present: Chairman Ken Volz, Vice Chairman Minette Richardson, Members Mike Stuart and Chuck Proudfoot. Member Amon was absent due to surgery.   | Members<br>Present        |
| B |   |                           |
| C | Staff Present: Tourism and Economic Vitality Director Cameron Davis, Project Manager Cathy Boone, Town Attorney Sam Streichman, Legal Assistant Diane Stoyer  | Staff Present             |
| D | Council Present: Council Member John Wilson   | Council                   |
| E | Others Present: Mark Waldrop and David Duncan (8:30 a.m.)   | Others                    |
| F | Public Comment: None  | Comments                  |
| G | Minutes: A motion was made by Vice Chairman Richardson, seconded by Committee Member Proudfoot to approve the minutes of July 26, 2007; October 4, 2007; October 18, 2007 as presented. Motion passed unanimously.  | Minutes                   |
| H | Potential Incentives Available in GVRA: Town Attorney Sam Streichman continued discussion from last month suggesting this group compile a list and ask council to approve. When GVRA was first formed there were ideas on specifics. One was the 20 ERU and Green Valley was separated to have more but this is useless now since the 20 ERU cap went away. Secondly, a fund had been established to underwrite a portion of impact fees for businesses in the Green Valley area but when it had not been used it was removed from the town budget. It could be viable to put back. Due to extensive time to establish the sales tax revenue, suggestions were made to identify an easier revenue stream. Mr. Streichman said this could be established by resolution and state the funds exist for named purposes and timeframe they would be used and could be limited to the redevelopment area. He added they could recommend that building inspections, plan review, sign permits, building permit fees be waived. Impact fees could not be waived but could recommend time payments or financially help with the fees. Mr. Streichman added there were issues here that would not be issues on Highways 260 and 87 such as the need for | Potential<br>Incentives   |

MAY 01 2008 E. 4

MINUTES OF SPECIAL MEETING GREEN VALLEY REDEVELOPMENT AREA COMMITTEE  
December 6, 2007

secondary street improvements, town parking lots and the new convention hotel on the 36 acres. A motion was made by Committee Member Stuart, seconded by Committee Member Proudfoot to have Town Attorney Sam Streichman attend the January meeting with a draft resolution reinstating funding mechanisms. Motion passed 4-0.

- A Main Street Update: Town Attorney Sam Streichman reported the Chilson Project was stalled and would be going outside the improvement district. Mark Waldrop said Town Engineer Garrett hoped to get information from the Chilson engineer before the district could go forward and would make a final decision in December to abandon or go ahead with the district. The group hoped the project would not be abandoned. Project Manager Boone reported Gordon Whiting was reviewing his parking plan in order to reduce costs. The Office of Tourism and Economic Vitality participated in a conference call with Angela Dye on the outcomes of the Visioning participation meetings and she will be here sometime on the 20<sup>th</sup> for further discussions. Director Davis and other town staff will meet with Bob Gasser of ADOT on December 17<sup>th</sup>. Angela Dye has been retained by the Town but GVRA wants to be kept in the communication loop since it affects this district. Project Manager Boone reported that she had followed up with Qwest but had no return call. Program Manager Boone also had completed all the requirements for continuing the designation as an Arizona Main Street community and this was on the December 13<sup>th</sup> council agenda for their approval. Program Manager Boone reminded the group that they must contact the clerk's office in order to remain on this committee if their terms were expiring in 2007. She will verify the clerk has received them. There will be a vacancy in January and the group was told there was one person expressing an interest. Chairman Volz and Program Manager Boone will be attending the Boards and Commissions conference. Interim Town Manager Galbraith had sent a letter regarding the involvement of staff in committees and boards. All members but Committee Member Stuart had received this letter. Committee Member Richardson gave an update on the PECTAC. A motion was made by Committee Member Proudfoot, seconded by Vice Chair Richardson to strongly encourage the town to continue work on the improvement district and GVRA would be willing to help. Chairman Volz will write a letter to Town Engineer LaRon Garrett. David Duncan stated the Colcord and Cherry condominiums were between preliminary and final plat.
- B Future Agenda Items: Next meeting will be a work session on

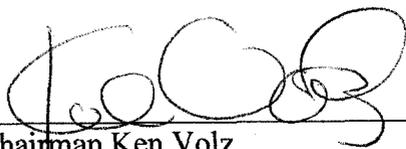
Main Street  
Update

Future Items

MINUTES OF SPECIAL MEETING GREEN VALLEY REDEVELOPMENT AREA COMMITTEE  
December 6, 2007

funding mechanisms. At some point the Main Street Program and GVRA relationship should be reviewed. He suggested keeping the two entities separated. The subcommittee of Members Amon, Stuart and Proudfoot will meet once the possible incentives are decided. Committee Member Proudfoot requested the minutes of the meetings be finalized the week after the meeting.

- A Adjourn: A motion was made by Vice Chair Richardson, seconded by Committee Member Stuart to adjourn the meeting at 10:13 a.m. Adjourn

  
Chairman Ken Volz

*January 3, 2008*  
Approved

  
Secretary Cathy Boone