

TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF THE REGULAR MEETING
February 2, 2006

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| A | Chairman Dick Wolfe called the duly posted and published Public Hearing of the Green Valley Redevelopment Area Committee to order at 8:22 a.m. in the Main Street Office, 600 S. Green Valley Parkway, Payson, Arizona. | Meeting Time
and Place |
| B | Members Present: Chairman Dick Wolfe, Committee Members Andy Romance, Mike Amon, Judy Miller, Mike Stuart
(Committee Member John Landino had an excused absence.) | Members Present |
| C | Town Staff Present: Green Valley Redevelopment Area Manager Carol McCauley, Community Development Director Jerry Owen, Secretary Cathy Boone | Town Staff
Present |
| D | Council Liaisons: Vice Mayor Judy Buettner, Council Member John Wilson | Council Liaisons |
| E | Others Present: None | Others Present |
| F | Approval of Minutes: Chairman Wolfe presented the minutes of January 5, 2006. Committee Member Mike Amon moved that the minutes of January 5, 2006 be approved as presented. Committee Member Andy Romance seconded the motion, which passed by unanimous vote. | Approval of
Minutes |
| G | Chairman Wolfe and the committee members welcomed new member Mike Stuart. | Welcome New
Member |
| H | Public Comment: No members of the public were present. | Public Comment |
| I | Chairman Wolfe changed the agenda order to allow Mr. Romance an opportunity to participate in the discussion and possible action of the Parking Plan and Committee 4-Points. | Agenda Items
Taken Out of
Order |
| J | Parking Plan: Green Valley Redevelopment Area Manager Carol McCauley reminded everyone they had received a copy of the parking study at the last meeting and had been requested to review for any suggested changes. Since members had not reviewed this and Community Development Director Owen had not had a chance to thoroughly review it either, this item was tabled until the next regular meeting. The number of parking spaces was discussed with Committee Member Romance thinking previous Community Development Director Gould had come up with the number of needed parking spaces and suggested this number should be verified by an outside source. | Parking Plan |

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Chairman Wolfe commented that if the numbers had changed it should be to increase not decrease the required number of spaces. Green Valley Redevelopment Manager McCauley added the original resource plan from 2001 (when the Main Street Program first started) would be used as a resource tool. Main Street parking is one of the items to be discussed at the next Merchant's Committee meeting. Vice Mayor Buettner asked about the parking spaces at Westerly Road. Council Member Wilson and Vice Mayor Buettner suggested GVRA put through an official request for the Council to pave the parking lot at Westerly. This item will be added to the next GVRA agenda.

- A Event Center Project Update: The Town Council had discussed the event center at their last meeting. They had determined more discussion and input should take place in a work-study session scheduled for February 16th. GVRA members were encouraged to attend since this falls within the redevelopment area. Community Development Director Owen said the council memo listed 5-6 major steps such as amending the General Plan and GVRA general plan, designating the event area and general business area as blighted. He said all of these would need to be completed within the next year and this is something the GVRA Committee would be working on. Vice Mayor Buettner offered that GVRA members could review copies of her council packet in order to view the detailed list. Committee Members agreed these changes should be started with a reminder that this committee should be included in reviewing event center plans. Event Center Project Update
- B ADOT Enhancement Grant Update: Community Development Director Owen informed the group that he and Green Valley Redevelopment Area Manager McCauley and Public Works Engineer LaRon Garrett planned to meet February 7th with Arizona Main Street Director Lisa Henderson and John O'Conner from ADOT to discuss the enhancement grant. He felt this was a chance to rethink the streetscape and how little changes could make a big difference such as on-street parking. Community Development Director Owen wanted to feel comfortable with the study and the deadline. He stated that this meeting should include only town staff at this point. ADOT Enhancement Grant Update
- C ADOT Right-of-Way: It was thought ADOT would be releasing the right-of-ways after the first of this year and it was anticipated that signage could be placed prior to summer traffic. Community Development Director Owen thought Public Works Engineer LaRon Garrett had been working with artists on designing the ADOT Right-of-Way

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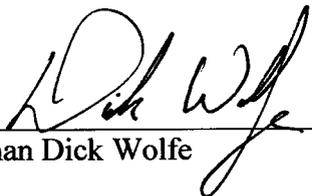
logo for the signs (Brown Signs). Chairman Wolfe had hoped the signage would be similar to the brown point-of-interest signs which people are familiar.

- A Main Street 4-Point Approach Reports: Main Street 4-Point Approach Reports
- Design Review: Committee Member Romance reported Mike Stuart's Gasoline Alley signage had been the last Design Review project and he had been unaware the signage had been approved by Community Development Director Owen. He added the group is looking forward to reviewing the multi-event center.
- Economic Restructuring: In Committee Member Drury's absence Community Development Director Owen reported on the last Economic Restructuring meeting when they discussed having a farmer's market one evening a week and he suggested using the parking lot area in front of the museum. Green Valley Redevelopment Area Manager McCauley agreed that bringing traffic down Main Street would still increase awareness of the Main Street businesses.
- Merchant's Committee Meeting: Committee Member Mike Stuart invited all GVRA Members to the next meeting Monday, February 6th at the Oxbow at 5:30 p.m. They will be asking for ideas on the enhancement grant and parking issues as well as the meet-and-greet for Town Council members and council candidates on February 22nd at the Presbyterian Church. Green Valley Redevelopment Area Manager McCauley added that all town employees would be invited to attend the meet-and-greet. She added it is important for people to become aware of the number of businesses on Main Street and an opportunity to put faces with names.
- Organization Committee: Moving ahead on a new brochure with financial assistance from the merchants.
- B Committee Member Andy Romance left the meeting at 9:30 a.m. Committee Member Left the Meeting
- C Main Street Update: Ms McCauley mentioned that a meeting was held between PREDC, the Chamber and Main Street and it was decided that the three would put together a calendar of their own events so a master could be made showing the contact person/group for each of the events. Also, the chamber has an agreement with AZ Tourist News and offered to have our advertising run through their account to advertise events. It was also decided that the three groups would work together on getting volunteers for events. Community Development Main Street Update

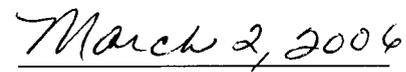
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Director Owen reported the Chilson Property Preliminary Development Master Plan would be on the February 9th Council agenda. Green Valley Redevelopment Area Manager McCauley added that Public Works Director Walker had confirmed additional restaurants on Main Street would not be a problem. She informed the group the Pieper Mansion property was in escrow.

- A Next Meeting: The next regular meeting of the Green Valley Redevelopment Area Committee will be March 2, 2006. Next Meeting
- B Adjourn: The meeting was adjourned at 9:50 a.m. Adjourn



Chairman Dick Wolfe



Approved



Secretary Cathy Boone