

TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF THE REGULAR MEETING
March 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 8:20 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, John Landino, Judy Miller, Mike Stuart (Vice Chairman Steve Drury was out of the country.) | Members Present |
| C | Town Staff Present: Green Valley Redevelopment Area Manager Carol McCauley, Secretary Cathy Boone | Town Staff
Present |
| D | Council Liaisons: Council Member John Wilson | Council Liaisons |
| E | Others Present: None | Others Present |
| F | Approval of Minutes: Chairman Wolfe presented the minutes of February 5, 2006. Committee Member Miller moved that the minutes of February 5, 2006 be approved as presented. Committee Member Landino seconded the motion. The motion passed by unanimous approval. | Approval of
Minutes |
| G | Paved Parking off Westerly Road: At the last meeting Council Member Wilson and Vice Mayor Buettner recommended this committee request council to approve paving of the parking area. Council Member Wilson suggested this committee, through Community Development Director Owen, make a CDR listing the history of why GVRA acquired the property, present the investment dollars and the need for this to fulfill our obligation. Green Valley Redevelopment Area Manager McCauley and Chairman Wolfe will work on the wording. A motion was made by Committee Member Amon to request a CDR to proceed with a paved parking lot off of Westerly Road. Committee Member Stuart seconded the motion, which passed unanimously. | Paved Parking
off Westerly
Road |
| H | ADOT Enhancement Grant Update: Green Valley Redevelopment Area Manager Carol McCauley reported on behalf of Community Development Director Owen. She reported that during the meeting between John O'Conner of ADOT, Green Valley Redevelopment Area Manager McCauley, Community Development Director Owen, and LaRon Garrett, Mr. O'Conner agreed to increase this amount to \$500,000, which could be used not only for the scope of work but also for | ADOT
Enhancement
Grant Update |

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banners, landscaping and benches. The Department of Commerce has agreed to pay for an urban design consultant to visit Payson as soon as possible to review the original concept and offer design suggestions. The committee wanted to make sure the consultant does the design, proceeding from the work previously done and not change the concept by starting over. Committee Member Romance requested e-mails from Ms. McCauley to all members of this committee 1) verifying if the work is to be started by July of 2006 or July of 2007; and 2) if the grant allows for paving. Chairman Wolfe and the committee members requested a special meeting with the consultant to discuss the direction of this project.

A Main Street 4-Point Approach Reports:

Design Review: Committee Member Romance reported activity was dead with no reviews. The Committee agreed there may be increased needs shortly due to transferring ownership on several businesses. Committee Member Amon said he would be submitting his building plans to the group.

Economic Restructuring: Committee Member Stuart reported on the Merchant's Meet and Greet held on February 27th. Most of the council candidates attended as well as all of the merchant committee. It was agreed that another meeting should be planned once the new council is in place, possibly on a bi-annual basis.

Organization Committee: Green Valley Redevelopment Area Manager McCauley reported that Judy Pittman, of the Organization Committee, asked her to bring the possibility of combining the Organization and Promotion committees to the GVRA/Main Street Committee. After some discussion the group felt these should remain separate unless Judy Pittman felt strongly enough to attend the next meeting to bring up more substantial details. There was concern that the National Main Street technique has been successful for many years working with 4 points.

Promotion Committee: Committee Member Landino reported the next event would be the car show in April, which plans to expand this year. If they expand, it will be toward Oak instead of toward Colcord. The following event would be the May rodeo parade and then Stampede on June 17th. Green Valley Redevelopment Area Manager McCauley will be getting a list of vendors from Jerry Owen for a farmers market at Green Valley Park. Committee Member Amon offered to make the pole barn at his property available if needed. Green Valley Redevelopment Area Manager McCauley reported the forest service has agreed to allow the bike race unless there is a serious

Main Street 4-
Point Approach
Reports

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fire.

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| A | Committee Member Miller left the meeting at 9:50 a.m. | Committee
Member Left the
Meeting |
| B | Main Street Update: The Rim Country Printery has sold and new owners will be opening an antique store. The group had previously discussed the sale of Mad Dawg's and Mel's and Printing by George. The Sunrise Chiropractic Center has a pending sale to an appraiser. | Main Street
Updates |
| C | Roundtable Discussion: | Roundtable
Discussion |

Chairman Wolfe reported Arizona Highways television will be doing a show on March 22nd and all volunteers will be dressed in period costumes. Also, the cabin was recently voted as the number one tourist attraction, beating out the natural bridge in the Roundup survey. Tourism has increased even though it was winter so they also expect summer increases. The cabin received a grant for audio units.

Committee Member Amon said the Garcia property is in escrow and the buyers need to be aware of the GVRA requirements. He added the buyers are willing to sell off the corner property. Committee Member Amon added Messenger's were planning to build an 11,000 square foot building and then remove the existing building utilizing that area for parking.

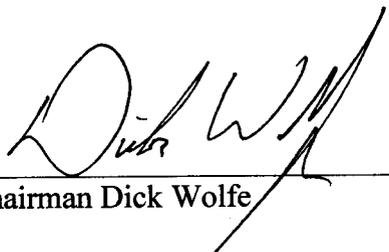
Committee Member Romance asked for an update on the progress of the letter that was to be prepared as a result of the meeting on January 4th between himself, Chairman Wolfe and Community Development Director Owen. Green Valley Redevelopment Area Manager Carol McCauley responded that she has been working on this letter and would have a draft ready by the end of the day (3/2/06). This needs to be mailed to all property owners as soon as possible along with an exhibit showing a drawing of the American Gulch Concept. Meetings should also take place with local architects, engineers, civil engineers and real estate agents informing them of the requirements for this area.

The group also discussed the obstacles on including the ordinance in the paperwork going to new buyers at transfer of title.

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| A | Council Liaison Wilson left the meeting at 10:10 a.m. and Committee Member Landino left the meeting at 10:15 a.m. | Members Left
the Meeting |
| B | Continuation of Roundtable Discussion:

The next agenda topics will include: <ul style="list-style-type: none"> • Right-of-way issues • Point of interest signage <p>Committee Members Romance, Amon and Chairman Wolfe will meet with Public Works Engineer LaRon Garrett about the point of interest signage.</p> | Continuation of
Roundtable
Discussion |
| C | Next Meeting: April 6, 2006. | Next Meeting |
| D | Adjourn: The meeting was adjourned at 10:20 a.m. | Adjourn |



Chairman Dick Wolfe

April 6, 2006
Approved *with corrections*



Secretary Cathy Boone