

TOWN OF PAYSON  
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE  
MINUTES OF THE REGULAR MEETING  
May 4, 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 parking lot of Pine Country Animal Clinic, 401 W. Main Street, Payson, Arizona.  | Meeting Time<br>and Place                 |
| B | Members Present: Chairman Dick Wolfe, Vice Chairman Steve Drury, Committee Members Andy Romance, Mike Amon, Mike Stuart, John Landino  | Members<br>Present                        |
| C | Town Staff Present: Green Valley Redevelopment Area Manager Carol McCauley, Secretary Cathy Boone Community Development Director Jerry Owen (Mr. Owen joined at 8:29 a.m.)   | Town Staff<br>Present                     |
| D | Council Liaisons: Vice Mayor Judy Buettner and Council Member John Wilson  | Council<br>Liaisons                       |
| E | Others Present: None   | Others Present                            |
| F | Public Comment: None   | Public<br>Comment                         |
| G | Committee Members, Staff and Council Liaisons walked the American Gulch property. Chairman Wolfe informed the group that Paul Messinger of Messinger Payson Funeral Home planned to demolish the current building to build a new building with a 360 degree façade. Community Development Director Owen added they would be meeting with Mr. Messinger as well as Luke Ashby the new owner of the Garcia property to discuss ways to partner on this project. Mr. Owen suggested this committee make suggestions on the preferred materials for this project; such as, the type of landscaping materials, benches, lighting, etc. The group discussed ways to reclaim the land with minimal negative impact on the property owners. Committee Member Romance said it could take FEMA twelve to eighteen months to change the flood plain maps. Community Development Director Owen felt there could be ways of partnering with Messingers, Ashby and Whiting to share information. In order for this to work Community Development Director Owen stressed the need for a concept to focus on design elements. It was decided this committee would put together a | Walking Tour<br>of American<br>Gulch Area |

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process to determine elements.

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| A | Members Left the Meeting: At 9:48 a.m. Community Development Director Owen and Vice Chairman Drury left the meeting. The other remaining members left the gulch area to continue the meeting at the Main Street Office.  | Some Members Left the Meeting, Others Moved Locations |
| B | Continuation of the Meeting: At 10:00 a.m. Chairman Wolfe resumed the meeting at the Main Street Office, 600 S. Green Valley Parkway, Payson, Arizona and noted a quorum remained.   | Continuation of the Meeting                           |
| C | Approval of Minutes: Chairman Wolfe presented the minutes of the April 6, 2006 regular meeting. Committee Member Landino moved to approve the minutes of the April 6, 2006 meeting. Committee Member Amon seconded the motion which passed unanimously.  | Approval of Minutes                                   |
| D | American Gulch Concept Revisited: It was agreed this group would come up with an approved list of elements. Green Valley Redevelopment Area Manager Carol McCauley felt this group was so involved with the concept that they should continue. Committee Member Amon volunteered to have his staff pull some catalogs and Green Valley Redevelopment Area Manager Carol McCauley had information too and would contact the Arizona Main Street Program Director for additional material lists. When a sufficient amount is received, Green Valley Redevelopment Area Manager Carol McCauley will call a special meeting. Committee Member Romance suggested inviting Design Review Chairman Robert Hershberger to get his input due to his past involvement with Old Town Tempe development. | American Gulch Concept Revisited                      |
| E | Special Plan District: Chairman Wolfe stated that he felt no items should be eliminated but some areas need to be modified. Committee Member Romance recommended the area be expanded to include Julia Randall Elementary, Zane Grey Cabin, museum and Main Street Office. This special plan district was tabled until the next regular meeting to be discussed as the first item when Community Development Director Owen can participate. Each member was asked to make suggestions on wording and give them to Secretary Cathy Boone to package the concerns. Committee member Landino had already read through the UDC but will hold his comments until the next meeting which will focus on this issue.   | Special Plan District Tabled                          |

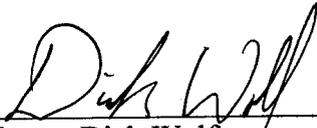
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| F | A motion was made by Committee Member Landino for committee support of the CDR for street closure for the second annual Payson Stampede Street Festival. Committee Member Amon seconded the motion which passed unanimously.  | Support of<br>Payson<br>Stampede<br>Street Closure |
| A | Main Street 4-Point Approach Updates:<br>Design Review has not met.<br>Organization Committee: The newsletter is in a final cursory review.<br>Promotion: Committee Member Landino reported on the success of the car show and the upcoming street festival. He added the Heritage Festival is currently outside the boundaries but affects Main Street. The group agreed the Main Street boundaries could be increased to include the Julia Randall School, Zane Grey Cabin, museum and Main Street Office rather than trying to increase the Green Valley Redevelopment Area.   | Main Street 4-<br>Point<br>Approach<br>Updates     |
| B | Committee Member Left the Meeting: Committee Member Amon left the meeting at 10:22 a.m. Committee Member Landino left the meeting at 10:24 a.m.   | Committee<br>Member Left<br>the Meeting            |
| C | Main Street Update: Green Valley Redevelopment Area Manager McCauley reported Committee Member Romance's property was rented by Curtis Johnson a Farmer's Insurance agent, Main Street Trading Co. had opened, and the old chiropractor's office was becoming an appraiser's office. The printery was opening as Bootleg Alley Gifts and Antiques. The group discussed the missing street sign at Bootleg Alley. Green Valley Redevelopment Area Manager McCauley suggested asking the Economic Development Committee or Merchant's Committee, Wicks and the new appraiser to assist in fixing the street or making it dirt. Ms McCauley left messages to find out the completion of the fence façade on Qwest. She added the Oxbow was in the process to obtain their business license. Chairman Wolfe said the McIntyre's would be opening Main Street Grill in the old Mad Dawg's and Mel's location. Ms McCauley will present a more detailed update quarterly. The next Merchant's Committee meeting is May 8 <sup>th</sup> and would appreciate any suggestions for monthly events. Vice Mayor Buettner suggested a small hot air balloon festival and might have a contact name from the valley. Chairman Wolfe suggested contacting Wickenberg for a Blue Grass Festival. | Main Street<br>Update                              |
| D | Roundtable: Committee Member Romanace reported he had seen the Arizona Highways television program about the Zane   | Roundtable   |

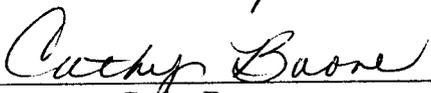
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Grey Cabin and appreciated the portrayal of Payson.

- E Adjourn: Chairman Wolfe adjourned the meeting at 10:37 a.m. Adjourn  
saying the next meeting would be announced.

  
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Chairman Dick Wolfe

  
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Approved

  
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Secretary Cathy Boone