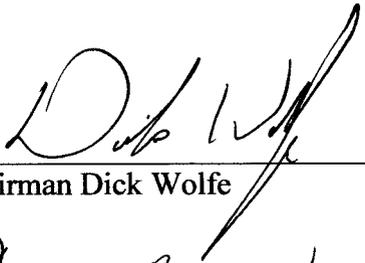


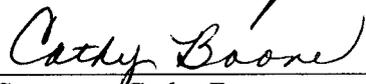
TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF THE SPECIAL MEETING
June 15, 2006

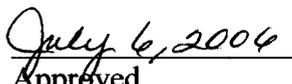
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| A | Chairman Dick Wolfe called the duly posted and published Public Meeting of the Special Meeting of the Green Valley Redevelopment Area Committee to order at 9:07 a.m. in the Main Street Office, 600 S. Green Valley Parkway, Payson, Arizona. | Meeting Time and Place |
| B | Members Present: Chairman Dick Wolfe, Vice Chair Steve Drury, Committee Members Mike Amon, John Landino, Mike Stuart | Members Present |
| C | Town Staff Present: Town Manager Fred Carpenter, Community Development Director Jerry Owen, Public Works Engineer LaRon Garrett, Green Valley Redevelopment Area Manager Carol McCauley, Secretary Cathy Boone | Town Staff Present |
| D | Council Liaison: Council Member John Wilson (arrived 9:25 a.m.) | Council |
| E | Others Present: Bruce Berres with Hospitality Support Group, LLC | Others |
| F | Public Comment: None | Public Comment |
| G | Bruce Berres of Hospitality Support Group, LLC described their plans for the multi-event center saying Hilton Garden Inn would design the hotel to fit the Payson area. Mr. Berres noted the current plan would vary if Reed Homes did not participate in the project. He added hotels require a 2-year build up where restaurants become busy immediately. They would create a destination in conjunction with the casino, entertainment at the casino plus in the steak house, arena and rodeo activities emphasizing the horse privileges on property plus local business meeting facilities. | Event Center Update |
| H | Marcus McFarland with Amon Builders and previously with Sheraton Hotels joined the meeting at 9:12 a.m. Council Member John Wilson joined at 9:25 and Council Member Mike Vogel joined at 9:30 a.m. | Attendance |
| I | Bruce Berres of HSG continued his discussion. Community Development Director Owen was under the impression that the alignment of Green Valley Parkway would be funded by HSG as part of their development. Mr. Berres suggested they discuss this in private as he had not agreed to that. A motion was made by Vice Chair Drury to accept the plan as presented by Mr. Berres. The motion was seconded by Committee Member Landino. Chairman Wolfe asked for any discussion on the motion. Committee Member Stuart asked if the motion should be amended to discuss the lease versus the sale of the land. Vice Chair Drury felt it was not appropriate to amend and voice vote carried the motion unanimously as originally stated. The motion passed 4-0-1 (Mike | Continued Event Center Discussion and Motion to Accept the Concept |

MINUTES OF SPECIAL MEETING GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
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- Amon abstained due to possible conflict). Chairman Wolfe asked that architecture and design elements return to the committee.
- A Bruce Berres, Marcus McFarland and Town Manager Fred Carpenter left the meeting at 10:03 a.m. Attendance Changes
- B ADOT Street Enhancement Grant Update. The committee reviewed streetscape recommendations from RBF. Community Development Director Owen said additional comments had been attached electronically but they had been unable to open them. He stressed the importance of this project and recommended the members review the information and schedule another meeting since construction needs to begin in 2007 and this was a funding source for a ten year program. Consultants need to be hired prior to construction. Green Valley Redevelopment Area Manager McCauley was instructed to obtain copies of the additional information from RBF for distribution to the members prior to the next meeting. Community Development Director Owen discussed the challenges of a pedestrian friendly environment with three lanes of traffic. He thought it might be accomplished by using the American Gulch area plus using landscaping and street lighting but not disturbing the sidewalks as originally planned if allowable by ADOT. During this discussion Public Works Director Garrett admitted he could not support reducing Main Street to two lanes unless there was an alternate route. Public Works Director Garrett agreed to attend the next regular meeting of GVRA on July 6th. ADOT Street Enhancement Grant
- C Council Member Vogel and Public Works Director Garrett left the meeting at 10:30 a.m. Attendance
- D Special Plan District/GVRA: Community Development Director Owen requested any comments be forwarded to him to create a draft so this topic was tabled. Special Plan District Tabled
- E Round Table Discussion: Committee Member Amon reported he hopes to work on the multi-event center project and would abstain on that topic. Round Table
- F The meeting adjourned at 10:50 a.m. Adjourn


Chairman Dick Wolfe


Secretary Cathy Boone


Approved