

TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF REGULAR MEETING
March 1, 2007

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| A | Chairman Wolfe called the meeting of the duly posted and published Public Meeting 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, Mike Amon, John Landino, Steve Drury, Mike Stuart, Ken Volz. Vice Chairman Minette Richardson had excused absence. | Members
Present |
| C | Town Staff Present: Green Valley Redevelopment Area Manager Carol McCauley, Community Development Director Jerry Owen, Public Works Engineer LaRon Garrett, Secretary Cathy Boone | Staff Present |
| D | Council Present: Councilmember John Wilson | Council |
| E | Others Present: None | Others |
| F | Public Comment: None | Public
Comment |
| G | Approval of Minutes: A motion was made by Committee Member Volz, seconded by Committee Member Drury to approve the regular minutes of the February 1, 2007 meeting. Voice vote carried the motion unanimously. | Approval of
Minutes |
| H | Landscape Architect Update: Community Development Director Owen said this would not be required to go back to the Town Council as the budget authority and funds are in place. He distributed copies of an example of Camp Verde's 95% plan. Community Development Director Owen suggested finalizing our design and then hiring the direct select consultant to do the 30, 60, 95 and 100% construction plans. Chairman Wolfe discussed the results from a recent survey from the Rim Country Gazette left by absent Vice Chair Richardson. The question had been "Is the revitalization of Main Street important to Payson's future as it was to its past?" Chairman Wolfe stated the result of that poll was NO 38% and YES 64% adding this proved the public is supportive and this committee needs to continue doing things to keep that support. Community Development Director Owen said the architect would be hired next week. Discussion moved on to the Chilson project on tonight's council agenda the members discovered the plan had been changed and now included commercial, increase of units to 153 and was not the plan originally approved by this committee. Committee Member | Landscape
Architect
Update |

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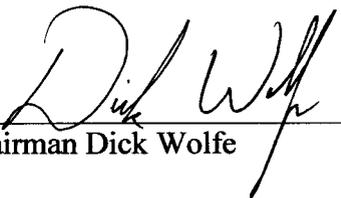
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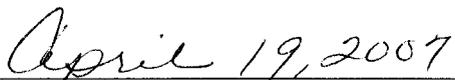
Volz volunteered to help in the hiring process of the architect. Community Development Director Owen would move forward with hiring the designer and wrap up the scope and give to designer and they would then take the scoping document to ADOT designers. That firm would do consensus building. Committee Member Drury was concerned with the planning going from the bottom up and the town had not decided what they wanted to do with Main Street and this committee had made recommendations but they had not gone forward. Council Member Wilson said this committee had made decisions but had not gone to the council saying what they wanted with an RFP to be approved. Committee Member Volz said it was common to give a consultant an adopted master plan. Community Development Director Owen said the architect could be chosen but the council would have to approve the contract. The consensus of the Committee was to have Community Development Director Owen to expedite selecting the landscape architect as soon as possible through direct-select since the money is already in the budget. They requested this part of the process start immediately so the council could do the approval on April 19th and this committee could have an update on the person selected at the next GVRA meeting on April 5th.

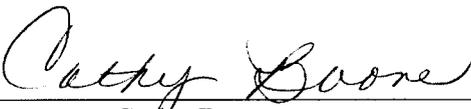
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| A Secretary Cathy Boone left the meeting at 9: 30 a.m. | Change in Attendance |
| B Main Street Update – Community Development Director Owen mentioned a project proposed at 405 W. Main Street and the town’s request that the applicant build a sidewalk connecting the town’s parking lot to Main Street. Discussion ensued on the plan to use ADOT grant for new light fixtures and the need to match those to the American Gulch fixtures and the proposed improvement district. Some property owners had raised their property so it no longer flooded but had not removed it from the floodplain. Public Works Engineer Garrett said he was working with Fred Rosenthal on adjusting the assessments. Discussion moved to an update on the event center. Council Member Wilson said the council members were reviewing a contract with Berris. The plans have changed since the plans previously brought before this committee. The motel would have to be negotiated first before working on the event center. | Main Street Update |
| C Main Street Events Venue Plan: Discussed last month having Main Street as an events venue. | Main Street Events Venue Plan |
| D Committee Members Amon and Volz left the meeting at approximately 10:00. | Attendance Change |

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- A Main Street 4-Point Approach: Merchant's Committee: Committee Member Stuart reported they were still reviewing co-op advertising. Car Show is coming up with estimated 330 cars. Promotion's: Committee Member Landino suggested the Merchant's Committee talk with the Chamber for the August Rodeo week of events. Green Valley Redevelopment Area Manager McCauley stated part of her budget would bring Tinker Juarez, a world renowned cyclist. An event will be planned to showcase the businesses, not having a street fair. Committee Member Landino tuned in his resignation from this committee due to time constraints. Main Street 4-Points
- B Adjourn: Due to lack of quorum meeting officially ended at this point. Adjourn


Chairman Dick Wolfe


Approved


Secretary Cathy Boone