

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

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| A | Chairman Volz called the duly posted and published Public Meeting of the Green Valley Redevelopment Area Committee to order at 8:15 a.m. in the Tourism and Economic Vitality Office, 600 S. Green Valley Parkway, Payson, Arizona. | Meeting Time
and Place |
| B | Members Present: Chairman Ken Volz, Vice Chairman Minette Richardson (8:30 a.m.), Committee Members Steve Drury, Mike Amon, Mike Stuart, Chuck Proudfoot | Members
Present |
| C | Council Present: John Wilson and Andy Romance | Council |
| D | Staff Present: Tourism and Economic Vitality Director Cameron Davis, Town Attorney Sam Streichman and Project Manager Cathy Boone | Staff |
| E | Others Present: John Back | |
| F | Public Comment: None | Comment |
| G | Introduction of Tourism and Economic Vitality Director Cameron Davis. Mr. Davis stated he wanted to be accessible to everyone and gave a brief background of his experience. Roundtable introductions followed. | Introductions |
| H | Approval of Minutes: A motion was made by Committee Member Drury, seconded by Committee Member Stuart to approve the minutes as presented for July 5, July 11, August 23, and October 4, 2007. Passed unanimously. | Approval of
Minutes |
| I | Attendance Change: Vice Chairman Richardson joined the meeting at 8:30 a.m. | Attendance
Change |
| J | Potential Incentives: Chairman Volz thanked Mr. Streichman for attending to discuss incentives that might be available to developers in the redevelopment area as many of this committee's members were newer. Mr. Streichman said the charter of this committee was to make recommendations to the town council. State legislature amended redevelopment laws and ours might not meet the new laws due to slum and blight definitions. Mr. Streichman agreed to attend the next regular meeting and continue discussion on redevelopment, infill, historic districts and development fees. He said currently the infill incentive district allows another funding sources or | Potential
Incentives |

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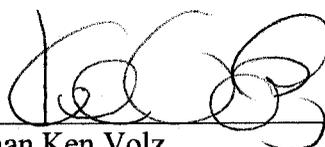
payment plans of license fees, inspection fees, building inspection fees and plan review as well as discounts and abatement or reduction of tax liability. Information has been unavailable on the sales tax gained in the redevelopment area and it was not known if the \$20,000 previously put in the budget was still there. In the original documentation for the redevelopment area a baseline of current sales tax was to be determined and one-half of any increase would be used towards incentives. Council Member Wilson said it had been in the budget since the inception of the Main Street program. Council Member Wilson said the \$20,000 arbitrary number does not carry over each year. Mr. Streichman said he would talk with the CFO. Project Manager Boone had spoken with the previous CFO who thought it had been removed from the budget after not having been used. Mr. Streichman suggested the timing was good to look at the recommendations to bring to council to start the new budget. Council Member Wilson said the dollar amounts in the budget could be adjusted and possibly request funds to use the contingency fund. Mr. Streichman suggested coming up with a list and then make a recommendation to council. Mr. Strichman agreed to come back to another meeting to continue discussion as well as the documentation on new requirements for redevelopment areas and would invite the Interim Town Manager. Tourism and Economic Vitality Director Davis said information could be put on the website to help disseminate information. Chairman Volz suggested inviting community development to a meeting but Mr. Streichman suggested having the town manager first. Council Member Romance suggested reviewing incentives in American Gulch plan. Committee Members Stuart, Amon, Proudfoot and Tourism and Economic Vitality Director Davis will create criteria on what incentives should be able to offer and set up the mechanism.

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| A | Attendance: Council Member Su Connell joined the meeting about 10:00 a.m. | Attendance |
| B | Main Street Update: Project Manager Boone reported no update from Qwest. Council Member Romance wanted GVRA to support water in the American Gulch and suggested the sanitary district could renegotiate and encouraged members to attend their meetings. Convention center hotel will be discussed at tonight's council meeting. Event center arena meeting was cancelled after meeting had not been posted. Committee for event center consists of about 14 people and will meet November 6 th . Vice Chair Richardson is on the committee. | Main Street Update |

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Improvement district is still in negotiations. Angela Dye will be here on the November 8th for 2 visioning meetings one at 8:00 a.m. and the other at 5:30 p.m. to gain public input. Tourism and Economic Vitality Director Davis will be on TOP Talk today introducing him and the new department and Project Manager Boone will be discussing the Electric Light Parade.

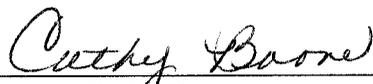
- A Adjourn: A motion was made by Committee Member Drury, Adjourn
seconded by Committee Member Stuart to adjourn at 10:15 a.m.
Passed unanimously.



Chairman Ken Volz

January 3, 2008

Approved



Secretary Cathy Boone