

TOWN OF PAYSON
GREEN VALLEY REDEVELOPMENT AREA COMMITTEE
MINUTES OF SPECIAL MEETING
April 17, 2008

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| A | Chairman Volz called the duly posted Public Meeting of the Green Valley Redevelopment Area Committee to order at 9:12 a.m. at Community Presbyterian Church, 800 W. Main Street. | Meeting Time and Place |
| B | Members Present: Chairman Ken Volz, Vice Chairman Minette Richardson, Members Mike Amon, Mark Waldrop, Ken Mooney, Chuck Proudfoot | Members Present |
| C | Staff Present: Office of Tourism and Economic Vitality Director Cameron Davis, Secretary Cathy Boone | Staff Present |
| D | Council Present: Council Member John Wilson | Council Present |
| E | Others Present: Payson Trails Coordinator Mary McMullen (9:12 a.m. to 9:40 a.m.) | Others Present |
| F | Public Comment: None | Comments |
| G | <p>Review of GVRA's Original Charter and Current Authority-Powers and Activities: Discussion regarding separating Main Street Program from GVRA. This will require more discussion. The intent is to make sure the 4-points of the Main Street Program are being properly addressed and implemented. The 4-points are:</p> <ul style="list-style-type: none"> • Design • Organization • Economic Restructuring • Promotion <p>There was some discussion about the GVRA Committee forming sub-committees that would address these points.</p> <p>The following are action items or "To Do's" that should be accomplished within the next two to three months:</p> <ol style="list-style-type: none"> 1. Adopt the Angela Dye Main Street Enhancement Plan 2. Prepare the appropriate council decision request documentation to send to Town Council to reinstate funding incentives. 3. Prepare the appropriate documentation to send to Town Council to authorize and fund a "Windshield Study" update to the Green Valley Redevelopment Area Plan. Ideally the new study would be more thorough than the original. This would allow GVRA to measure the progress that has been made since the original study was | <p>Review of GVRA's Original Charter and Current Authority Powers and Activities</p> |

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completed.

4. GVRA Committee will begin immediately to outline a Strategic Planning process that will be used for fiscal year planning purposes and will provide a road map for GVRA's activities for each fiscal year. The planning will be done on a calendar year basis.

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| <p>A Review of Green Valley Redevelopment Area Plan and Possible Recommendations for Updates and Revisions: Considerable time was spent reviewing the original charter given the GVRA Committee and formation of the redevelopment area. This was done through the four Town of Payson Resolutions #1393, #1440, #1487 and the infill Incentive Plan. Also Ordinance #577 that created the GVRA Committee was reviewed for Duties and Purposes.</p> | <p>Review of Green Valley Redevelopment Area Plan and Possible Recommendations for Updates and Revisions</p> |
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There is a "Statutory" gap between the original powers given to municipalities and redevelopment committees. This needs further clarification and a review of the updated version of the statute.

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| <p>B Other Discussion Items: A new survey similar to the original "windshield survey" would allow the GVRA Committee to assess the progress that has been made in 5+ years.</p> | <p>Other Discussion Items</p> |
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In the original statutory authority given to redevelopment efforts there was a "sunset" clause that stipulates progress must be made in the first 10 years of the designated redevelopment area or it loses its designation.

GVRA Committee should be "champion" for the residents of the GVRA.

There should be an outreach effort to residents in the GVRA.

The \$20,000 line item removed from the Town budget should be reinstated as a fund to provide incentives to attract development to the area.

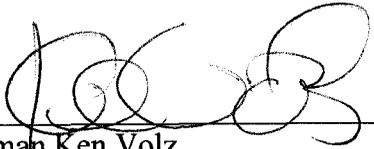
GVRA Committee must begin putting together an annual list of any necessary expenditure for inclusion in the Town's Capital Improvement Budget. This will be done through the Director of Tourism and Economic Vitality. These requests are subject to approval or disapproval depending on justification and resources.

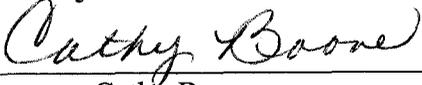
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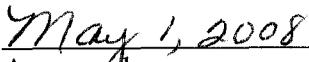
GVRA Committee should promote the improvement of McLane Road to the Event Center.

The vision statement currently included in the Green Valley Redevelopment Area Plan is felt to be relevant for current and future purposes. This should be tied directly to the "6 Special Areas" also shown in the plan. These areas will serve as a planning tool for conceptualizing distinct districts within the larger GVRA and how they can be developed with a distinct character and yet be tied together through linkages such as vehicular, pedestrian, open space, etc.

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| <p>A Review of Green Valley Redevelopment Area's Design Review Regulations:</p> <p>The height restriction within the GVRA should be clarified.</p> <p>The Design Regulations for the GVRA were not discussed during this meeting and will be on the agenda for the next regular GVRA meeting. This will be the prelude to any renewal planning for a second joint meeting with the Town's Design Review Board.</p> | <p>Review of Green Valley Redevelopment Area's Design Review Regulations</p> |
| <p>B Adjourn: The meeting adjourned at 11:55 a.m.</p> | <p>Adjourn</p> |


Chairman Ken Volz


Secretary Cathy Boone


Approved