

TOWN OF PAYSON  
GREEN VALLEY REDEVELOPMENT AREA COMMISSION  
MINUTES OF THE WORK STUDY  
SEPTEMBER 23, 2009

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| A | Chairman Volz called the duly posted public meeting of the Green Valley Redevelopment Area Commission to order at 8:25 a.m. in the Town Council Chambers, 303 N. Beeline Highway, Payson.         | Meeting Time<br>and Place  |
| B | MEMBERS PRESENT: Chairman Ken Volz, Commissioners Ken Mooney, Mark Waldrop, Charles Proudfoot, Gary Cordell, and Charlie Smith  | Roll Call  |
| C | OTHERS PRESENT: Ray Erlandsen, Acting Community Development Director; John Wilson, Town Council Member; Dick Wolfe, Former Chairman of GVRA and Town Council Member; Cathy Boone, Project Manager | Others Present   |
| D | New Member Charlie Smith was welcomed to the commission.  | Public<br>Comment  |
| E | Chairman Volz reminded everyone that the single purpose of this meeting was to gather historic information on Green Valley Redevelopment Area and Payson Main Street Program.                     | Discussion<br>Regarding<br>Gathering<br>Historic<br>Information on<br>Green Valley<br>Redevelopment<br>Area and<br>Payson Main<br>Street Program |
- Dick Wolfe, previous town council member and former GVRA Chairman stepped forward to give a brief history. He had joined the historical society in 1993 or 1994 and found others that would like to support Main Street. Mr. Wolfe stated there had been two previous failed attempts and when they analyzed why they had failed it seemed to be based on leaving the town government out. With the help of the community development director at that time, Bob Gould, a redevelopment area and committee were formed. They created a 10-year plan of what they wanted to accomplish. Mr. Wolfe read an e-mail memo from former GVRA member John Landino who had stated that each time a council changed, the purpose, scope and implementation of current plans were revisited and many were eliminated or left to die for lack of support. Mr. Wolfe continued to state that despite these obstacles there have been accomplishments. Some of the ones mentioned were:
- Became part of the state and national Main Street program
  - Created the redevelopment area
  - Hired a Main Street manager
  - Eligible for grants
  - Architects proposed plans to move forward with historic district
  - Ryden Architects did historic inventory sheets
  - RBF Consulting did a scope of work

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- Andy Romance did a parking study
- Windshield survey completed by Community Development Director Bob Gould
- Tischler Report
- Other American Gulch studies
- FEMA approval
- Community Development Block Grants helped at least 11 properties
- Grants for the history plaques
- Grants for monument signs
- Grant for Donn Morris drawings to show how Main Street properties could be improved
- Grants for Main Street office equipment
- Two affordable housing developments (Senior Apartments and apartments on S. McLane) happened because of the redevelopment area
- Property values increased
- Police calls to the area decreased
- Funding included in the town's Capital Improvement Plan
- Off-street parking
- Deming History Park

Some of the obstacles mentioned were:

- Numerous studies had been completed but were not approved by council
- Changes in town council changed the purpose, scope and implementation of current plans
- Changes in town staff
- Raise hopes to community that a study has been done and something will be seen. When it doesn't all credibility erodes

A timeline had been started and the group suggested adding studies that had been done but not approved by town council and motions made to the council. Commissioner Proudfoot felt this was important as many of the reports were consistent with the vision and scope from the Main Street original report all the way through to Angela Dye.

Dick Wolfe suggested GVRA be a direct line to the council and not through staff to get there.

Council Member Wilson again recommended that this commission make their suggestions to the council instead of asking the council

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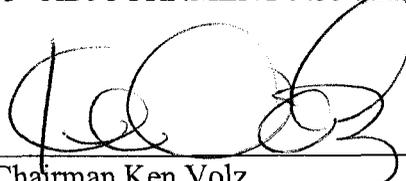
for direction.

Acting Community Development Director Erlandsen suggested that all members add information to the timeline that has been started.

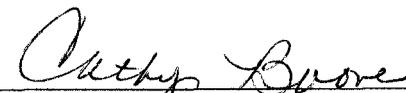
Next meeting will include a list of what items the commissioners need to do their jobs.

A ADJOURNMENT 9:55 a.m.

Adjourn

  
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Chairman Ken Volz

*Oct. 1, 2009*  
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Approved

  
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Project Manager Cathy Boone