

**MINUTES OF THE PUBLIC MEETING
TOWN COUNCIL ECONOMIC DEVELOPMENT SUBCOMMITTEE
TOWN OF CHINO VALLEY**

**THURSDAY, DECEMBER 6, 2018
8:00 A.M.**

The Town Council Economic Development Subcommittee of the Town of Chino Valley convened for a public meeting in the Council Chambers Conference Room, located at 202 N. State Route 89, Chino Valley, Arizona.

1) CALL TO ORDER

Annie Perkins called the meeting to order at 8:00 a.m.

2) ROLL CALL

Present: Annie Perkins, Chair; Darryl Croft, Mayor; Corey Mendoza, Councilmember

Staff John Coomer, Economic Development Project Manager; Cecilia Grittman, Town Manager; Frank Marbury, Public Works Director/Town Engineer; Martin Scribner, Interim Development Services Director (by phone); Lorette Brashear, Chino Valley Chamber of Commerce

3) APPROVAL OF MINUTES

- a) Consideration and possible action to approve September 4, 2018 meeting minutes.

MOVED by Councilmember Corey Mendoza, seconded by Mayor Darryl Croft to approve the September 4, 2018, meeting minutes.

AYE: Chair Annie Perkins, Mayor Darryl Croft, Councilmember Corey Mendoza
PASSED - Unanimously

4) CALL TO THE PUBLIC

Call to the Public is an opportunity for the public to address the Subcommittee concerning a subject that is not on the agenda. Public comment is encouraged. Individuals are limited to speak for three (3) minutes. The total time for Call to the Public may be up to 15 minutes per meeting. Committee action taken as a result of public comment will be limited to directing staff to study the matter, scheduling the matter for further consideration and decision at a later date, or responding to criticism.

5) OLD BUSINESS

- a) Updates and discussion regarding Chino Valley Regional Business Park.

Economic Development Project Manager Coomer and Committee Members discussed the following:

- Staff recommended all development standards remain consistent with the Unified Development Standards (UDO).
- Staff recommended simplifying the Design and Landscaping Standards and allowing pre-engineered steel buildings.
- Since the quotes for cleaning the area came in at approximately \$800,000, the Public Work's staff was working out other in-house alternatives. They had burned old buildings and debris, removed the old tires and placed no dumping signs in the area. As time came available, the Public Works crew would continue to work on the site.
- Committee Members wanted more information on the plan, including cost, when, how and where laid out in a step chart with estimated completion times.
- Jerome Junction Road development preparation had begun and included: Surveys, a general alignment was laid out, and staff was meeting fencing contractors for estimates on moving the Peavine Trail fencing.
- American Track was interested in the area for a 50,000 square foot building. Staff recommended a long-term ground lease with a renewal opportunity. Staff stated an alternative would be a shorter ground lease with the option to purchase once the business was up and running. Proof of a hundred-year water supply would not be necessary with the ground lease.
- Committee Members requested staff provide a Council presentation with all the options provided for their consideration and at that point a recommendation could be provided by staff.
- The Council priorities for the property were:
 - Long term leases. Staff would work with the attorney and develop long term options they could present to the Council.
 - Jobs and wages. Staff could develop an incentive tier table based on the number of jobs and wages. The Town did not want to compete with the private land owners.
 - Square footage of building.
- Local commercial brokers could be used with payments based on the value of the lease they supplied. The lease would be established at fair market value with the incentive tiers bringing the rate down based on benefit to the community.
- The property was currently zoned as Public Land and needed to be rezoned to Industrial with a Planned Area Development (PAD) overlay. The PAD allowed stipulations to be implemented.
- Council as a whole needed to discuss the possibility of a designating and zoning (Commercial Heavy) forty acres for an RV development.
- Lot development strategies.
- Committee Members voiced frustration that the timeline had not been further developed since the last meeting.

b) Updates and discussion regarding grocery store.

Economic Development Project Manager Coomer and Committee Members discussed the following:

- The only grocery store to express interest in Town was Roadrunner Market – IGA affiliated. A possible facility area was Road 1 South.
- Other markets had been contacted but had not expressed interest.
- The Shopko market was still being leased but staff wanted to investigate the possibility of a sublease.
- The development of literature that highlighted the selling factors for the development of a new grocery store. The Town had the right demographics and traffic count for development.
- Joined the International Council of Shopping Centers (ICSC). They had over 200 events per year. It provided an opportunity for staff to meet face to face with the grocery development industry.

- The possibility of the Town building the infrastructure to entice companies to come to Town, but the funds were not currently available. The Committee believed the Town's roll would only be to connect the relevant parties together for development.
- People and industry would be more likely to invest in Chino Valley if the Town was cleaned up and the roads properly maintained.

6) **NEW BUSINESS**

- a) Report and possible discussion regarding AAED Basic Economic Development Course - January 14-18.

Economic Development Project Manager Coomer reported the following:

- Awarded a Ben Warren Scholarship to attend the AAED Basic Economic Development Course in January in Phoenix.
- The January regular meeting would need to be rescheduled.
- Sentiment from the Council was that employees should already be prepared to do the job without further training.

- b) Report and possible discussion regarding Shot Show Las Vegas - January 21-25.

Economic Development Project Manager Coomer and Committee Members discussed the following:

- The show targeted the firearm industry.
- The industry was a good fit for Chino Valley: The current infrastructure and community outlook supported that type of infrastructure.
- The Committee did not support Mr. Coomer's attendance because they did not feel the Town was prepared for this type of development at that time.

- c) Report and possible discussion regarding contacts and prospects in process.

Economic Development Project Manager Coomer reported the following:

- Businesses that staff was currently in discussions with included: Several regional and national retailers that were in the feasibility study phase; American Track (maintains and builds railroads) – locally owned and currently based in Ash Fork; a company under contract to purchase the old Colorspot Nursery to grow industrial hemp; the property behind Walgreens was under contract.
- Committee Members requested a two-week email update of the potential prospects and the process stages.

7) **ADJOURNMENT**

MOVED by Councilmember Corey Mendoza, seconded by Mayor Darryl Croft to adjourn the meeting at 8:58 a.m.

AYE: Chair Annie Perkins, Mayor Darryl Croft, Councilmember Corey Mendoza
PASSED - Unanimously

AYE: Chair Annie Perkins, Mayor Darryl Croft, Councilmember Corey Mendoza
PASSED - Unanimously

Submitted: December 11, 2018.

By: *Vickie Nipper, Deputy Town Clerk*

Approved: January 15, 2018.