

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

**TUESDAY, JULY 26, 2022  
4:00 P.M.**

**CHINO VALLEY COUNCIL CHAMBERS  
202 N. STATE ROUTE 89, CHINO VALLEY, AZ**

Present: Annie Perkins, Chair; Eric Granillo, Councilmember; Tom Armstrong, Councilmember  
Staff Terri Denemy, Assistant to the Town Manager; Maggie Tidaback, Economic Development  
Present: Project Manager  
Attendees: Darla Deville, APS, Max Bledsoe, Yavapai College

**1) CALL TO ORDER**

Vice-Mayor Perkins called the meeting to order at 4:05 p.m.

**2) ROLL CALL**

**3) APPROVAL OF MINUTES**

- a) Consideration and possible action to approve the April 26, 2022, regular meeting minutes.

MOVED by Councilmember Tom Armstrong, seconded by Councilmember Eric Granillo to approve the April 26, 2022 minutes as printed.

AYE: Chair Annie Perkins, Councilmember Eric Granillo, Councilmember Tom Armstrong  
**3 - 0 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)** Update and discussion regarding an Invitation for Bids (IFB) for an RV park developer at Old Home Manor.

Ms. Tidaback presented the following:

- The Town had put an Invitation for Bids (IFB) out for land that was for sale at Old Home Manor (OHM).
- It closed June 23, 2022, and they received a very good offer that would be presented to Council at the August 23, 2022, Council meeting for \$1.2 million for 40 acres. This was on par with the appraisal.
- The man was from Phoenix and had done their downtown revitalization. He wanted to diversify his portfolio, so he wanted to try an RV park.
- The RV Park plan included many amenities, including pickleball courts, a community center, and dry camping. There would be no long-term stays or storage units.
- The utilities would be extended in the area because of the park.

- b)** Update and discussion regarding relocation of the Arizona Department of Transportation (ADOT) yard at the corner of State Route 89 and Perkinsville Road.

Ms. Tidaback presented the following:

- The Town had been trying to get the ADOT yard moved further north, but since it was a government entity, it was a difficult process.
- Staff was trying to get ADOT to vacate the property and find a new one, and then sell the old yard.
- Her argument would be that it was the capital improvement project that the Town had already budgeted for. It would take water and sewer and road improvements that would go from Road 1 East to Perkinsville. It would finally get utilities to the future commercial corridor that currently had no utilities.
- This would also allow utilities to be brought down all the way to Walgreens and would service residential areas currently served by septic.
- The utilities brought to the ADOT property would increase the value of their parcel.

- c)** Update and discussion regarding Arizona Public Service (APS) solar covered parking.

Ms. Tidaback presented the following:

- The Town had initially wanted the solar covered parking at the new Police (PD) building, but APS thought the cell tower would cause too much shade during certain times of day.
- In discussions with Public Works staff, they realized new parking would be going in, which was out of the shadow of the cell tower, so the solar parking could work at the new PD building.
- It would provide covered parking.
- The Town was now at the top of the list for the service.
- APS covered all the costs and would maintain it for 20 years. The Town would also get

money back monthly.

- An EV (electric vehicle) station was on the list of things that APS wanted to do at the site. It was a good location because of the traffic on State Route 89A. It could help bring people to Town. APS provided the energy, but whomever was monitoring could set the price. Anything over the cost went to the Town.

- d) Update and discussion regarding Trust for Public Land (TPL) interest in purchasing the Eastern Portion in the Del Rio Springs for preservation purposes.

Ms. Tidaback presented the following:

- The Greater Chino Valley Collaboration (GCVC) included people from local, state, and federal government entities and community stakeholders that were getting together to address land issues in the area. This included providing more access, mitigation, protection, creating more trails, etc.
- One group involved was TPL, and they were in escrow for 980 acres of historical land on the eastern side of Del Rio Springs, including Sullivan Lake. They were getting it at a discounted price and paying only 20% of the value.
- There was talk of possibly making it a State park.
- It could be huge for tourism in the area.
- Any wayfinding sign would be a separate project from the Town's wayfinding sign project.

- e) Update and discussion regarding Citizens Academy 2022.

Ms. Tidaback presented the following:

- At the next leadership meeting, every department head would be prepared to discuss topics, dates, and times.
- It was typically a six-week program, and they wanted to try and do it before the holidays.

**6) NEW BUSINESS**

- a) Consideration, discussion, and possible action regarding amendments to the Economic Development Subcommittee Charter.

Ms. Tidaback presented the following:

- The date the Committee had agreed on meeting was the fourth Tuesday, bi-monthly, at 4:00 p.m.

MOVED by Councilmember Tom Armstrong, seconded by Councilmember Eric Granillo to approve the Council Subcommittee Charter Economic Development Subcommittee plan.

AYE: Chair Annie Perkins, Councilmember Eric Granillo, Councilmember Tom Armstrong

**3 - 0 PASSED - Unanimously**

- b) Consideration and discussion regarding the International Council Shopping Centers (ICSC) conference and meetings with retailers.

Ms. Tidaback presented the following:

- It was an annual conference she attended yearly.
- It was approximately 35,000 people; developers, shopping centers, and every retailer imaginable.
- She had a couple meetings setup, including one with a grocery store she could not reveal the name of, Goodwill, Jack-In-The-Box, and a couple other fast food places.
- The grocery store meeting went well, and they recognized that the Town needed a second store. They also had some outside movement from another person that called the Town.
- The Goodwill meeting went well. The business development required a new build on 3.5 acres of land, and they had to be on the corner of two main streets. They were serious about the area.
- Sherwin Williams was vacating their spot in Prescott and were moving to Town behind Walgreens.
- They had a full-service car wash looking at a spot on 9 acres of commercial land that had water and sewer (a recent discovery). They were almost wrapped up in their contract negotiations.
- Southgate Center had been platted, approved, had ADOT requirements completed, utilities were on the lots, and it just went into escrow with a developer/investor that did many things. He was looking at anchor stores for development, but was focused on grocery stores.
- The Circle K was coming in. They were a Canadian-owned company, and they finally got approval. They also got their traffic analysis done for ADOT, and the Town should be getting plan and development submittals soon. They would not be doing a car wash because there was no sewer.
- She had been working with a man that initially wanted to put in storage, and staff had asked him to consider other options. He was currently working with a real estate agent who thought the person was now looking at doing a mixed-use project. The parcel was zoned commercial.

- c) Consideration and discussion regarding upcoming conferences that include the Discover Chino Valley booths.

Ms. Tidaback presented the following:

- The Town had been doing a tourism campaign for a year and a half.
- She had noticed more visitors coming to Town and they got a lot of hits on the website.
- She had gone to the Governor's Arizona Office of Tourism conference and had set up a booth. The next conference would be the Arizona League of Cities and Towns. It was a good way to hand out things that promoted Discover Chino Valley. There was also a conference in San Diego in which economic developers across Arizona would have one big AZ section.

- d) Consideration and discussion regarding the Economic Development Project Manager being promoted to Chair of the Northern Arizona Committee for the Arizona Association for Economic Development.

Ms. Tidaback presented the following:

- She felt honored to be asked to chair the committee.
- The AZ Association for Economic Development had been around for a long time.
- It was a great way to network and share their best practices.
- There were two events each year, and there were different committees.
- The Northern AZ Committee consisted of all the rural areas in the northern part of the state. They met monthly, with a presenter and an educational component.
- They asked her to chair the committee.
- Members discussed Ms. Tidaback becoming Economic Development Director instead of Project Manager. It was important if she was holding positions outside the Town and when dealing with different entities. There was a cloud in her current title about the level of her position. It could start out as a simple title change, with compensation discussed at a future date. The Committee supported the title change.

- e) Consideration and discussion regarding \$500,000 Economic Strengths Project (ESP) Grant awarded to the town from the Arizona Commerce Authority in partnership with ADOT for the Perkinsville Road improvement project.

Ms. Tidaback presented the following:

- Staff did not think the Town had a shot of getting the grant two years in a row. Last year they got it for OHM.
- She was very passionate when writing the application. She explained it as a necessity for the community. Towns died when they did not get infrastructure done.
- It was a competitive grant, with only \$1.5 million for the entire state, and the Town got \$500,000.
- The grant would help fund the Perkinsville Road extension project.

## 7) **ADJOURNMENT**

MOVED by Councilmember Tom Armstrong, seconded by Councilmember Eric Granillo to adjourn the meeting at 4:44 p.m.

AYE: Chair Annie Perkins, Councilmember Eric Granillo, Councilmember Tom Armstrong  
**3 - 0 PASSED - Unanimously**

Submitted: August 4, 2022.

By: *Sara Burchill, Deputy Town Clerk*

Approved: January 24, 2023.