

**TOWN OF CHINO VALLEY  
TOWN COUNCIL  
ECONOMIC DEVELOPMENT SUBCOMMITTEE  
MINUTES**

**TUESDAY, MARCH 7, 2017  
4:00 P.M.**

The Town Council Economic Development Subcommittee of the Town of Chino Valley, Arizona, 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**

Chairman Susie Cuka called the meeting to order at 4:08 p.m.

**2) ROLL CALL**

Present: Councilmember (Chair) Susie Cuka; Mayor Darryl Croft; Councilmember Corey Mendoza

Staff Present: Development Services Director Ruth Mayday; Associate Planner Alex Lerma

Attendees: Arlene Alen

**3) APPROVAL OF MINUTES**

The approval of prior minutes was postponed to the next meeting.

**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.*

There was no response to call to the public.

**5) OLD BUSINESS**

- a) Discussion and possible action to direct staff regarding the consulting firm for Old Home Manor.

Development Services Director Mayday presented a report on the two proposals comparing the projects and tasks.

Councilmember Cuka expressed concern on the project comparisons and that bid proposals were not bidding on the same matters. She questioned if we were clear on our subject matter to the consulting firms.

Mayor Croft asked if these are separate phases and could be addressed independently.

Development Services Director Mayday explained the differences in the bid pricing with EPS and Dowell. She advised in the long run the Town would get more out of the EPS group.

Councilmember Mendoza advised the Town has the money to do phase one but until we get stake holder input the Town could not complete phase two. At that time put it out to developers to complete Phase two.

Councilmember Cuka stated that if it was determined that phase one is as far as we can go at this time going to council then she agreed with Development Services Director Mayday recommendation.

Development Services Director Mayday advised that USDA World Development has money, which could be granted to Town for planning. The money is granted on a point system. This money is used for the phase two development.

The committee discussed benefits of completing phase one and then having the developers(s) to manage the entire process, lease portions of the land with the Town CC&Rs.

The committee further discussed the benefits of leasing all the property the having then developer provide the architectural guidelines, which Council would approve or deny.

It was recommended that EPS attend the Council study session and give a presentation.

MOVED by Mayor Darryl Croft, seconded by Councilmember (Chair) Susie Cuka to recommend that Town Council hire the EPS Group for phase 1 providing a base for the industrial park.

**Vote:** 3 - 0 PASSED - Unanimously

**6) NEW BUSINESS**

- a) Consideration and possible action to approve amendments to the Economic Development Subcommittee charter.

The Committee discussed and made the following changes to the Economic Development Subcommittee:

Meeting Frequency – Quarterly Minimum

Meeting Day & Time – 3rd Tuesday of the month

MOVED by Mayor Darryl Croft, seconded by Councilmember Corey Mendoza to approve the changes as written.

**Vote: 3 - 0 PASSED - Unanimously**

**7) ADJOURNMENT**

MOVED by Mayor Darryl Croft, seconded by Councilmember Corey Mendoza to adjourn the meeting.

**Vote: 3 - 0 PASSED - Unanimously**

Dated this 22nd day of March, 2017.

By: *Jami Lewis, Town Clerk*

Approved: September 18, 2017