

CITY OF PEORIA, ARIZONA
Point of View Room
Thursday February 11, 2010

A **Regular Meeting** of the ***Economic Development Advisory Board*** of the City of Peoria, Arizona, was convened by Chair, Jack Lytle in open and public session at 9875 N. 85th Ave., Peoria, AZ 85345 at 12:05 p.m.

Members Present: Jack Lytle, Russ Ullinger, Keith Dines, Jay Cross, David Bentler, and Joe Hull

Members Absent: Curt Smith and Shelley Bade

Municipal Officials Present: Scott Whyte – Economic Development Services Director, Susan Daluddung – Deputy City Manager, Vicki Hunt – Council Member, Brent Mattingly – Finance Director, Dennis Marks – Building Development Manager, Maria Laughner – Business & Real Estate Development Manager, Rebecca Zook – Site Development Supervisor, Kelly Corsette – Public Information Manager, Cathy Carlat – Council Member, Dawn Boyer – Council Assistant, Andy Granger – Engineering Director, Glen Van Nimwegen – Community Development Director, Debbie Pearson – Executive Assistant, Steve Kemp – City Attorney, and Ellen Van Riper – Assistant City Attorney.

Others Present: Phil Hubbard, Michael Kern, John Suriano, Shawn Dralle

CONSENT AGENDA

Disposition of Absence: Discussion and possible action to excuse absent member Russ Ullinger from the January 14, 2010 meeting.

Minutes: Approval of minutes from the January 14, 2010 meeting.

Motion was made by Jay Cross, seconded by David Bentler to approve minutes and excuse absences. Upon vote, the motion passed unanimously.

REGULAR AGENDA

NEW BUSINESS:

5R Presentation: The Meadows residential Community Facilities District application

- Scott Whyte, EDS Director, gave overview of The Meadows residential CFD application
 - Has robust amenity component
 - Economic development benefits:
 - Demographic growth achievement
 - Tax payer safeguards will be in place
 - Due to economic climate, creative financing should be considered
- Steve Kemp, City Attorney, explained what a Community Facilities District is
- Michael Kern, of Communities Southwest, gave a presentation regarding the Meadows residential project:

- 694 acre master-planned community, 1,508 units
 - Located at Deer Valley Road and 91st Avenue
 - Amenities include: Pool, child splash area, pavilion, parks, and trails
 - Lots up to ½ acre
 - Owners will have signed an agreement to have debt burden on their property
 - Community will be complete in 8 years
 - Sell bonds after some homes are built and occupied
- Joe Hull made a motion to recommend acceptance of the Meadows Community Facilities District application based on existing market conditions. Seconded by Jay Cross. Upon vote, the motion passed unanimously.

3R GPEC presentation on proposed statewide Enterprise Zone legislation

Michelle Rider, from GPEC, gave an overview regarding the proposed statewide Enterprise Zone legislation. This item will be continued at the March meeting.

4R GPEC to review the Opportunity Greater Phoenix (OGP) and Insight projects

This item was tabled. Michelle Rider, from GPEC, will share information about the OGP and Insight projects at the March meeting.

REPORTS FROM STAFF:

- A. There were no updates from staff.

ADJOURNMENT:

Being no further business to come before the *Economic Development Advisory Board*, the meeting was duly adjourned at 1:08 p.m.

Jack Lytle, Chairman

Submitted by: _____
Debbie Pearson, Executive Assistant