

CITY OF PEORIA, ARIZONA
Pine Room
Thursday June 18, 2009

A **Special Meeting** of the ***Economic Development Advisory Board*** of the City of Peoria, Arizona, was convened by Chairman, Jack Lytle in open and public session at 8401 W. Monroe Street, Peoria, AZ 85345 at 1:35 p.m.

Members Present: Shelley Bade, Joe Hull, Jay Cross, Jack Lytle, Curt Smith, David Bentler, and Keith Dines

Members Absent: Russ Ullinger

Municipal Officials Present: Susan J. Daluddung – Deputy City Manager, Debbie Pearson – Executive Assistant, Steve Bleyer – Economic Development Analyst, Maria Laughner – Business Development Specialist, Scott Cooper – Economic Development Coordinator, Ellen Van Riper – Assistant City Attorney, Brent Mattingly – Finance Director, Chris Jacques – Principal Planner, Kelly Corsette – Public Information Manager, Glen Van Nimwegen – Community Development Director, and Andy Granger – Engineering Director.

Others Present: Tom Hocking, Carolyn Dryer (Peoria Times), Mike Kern, and John Suriano

CONSENT AGENDA

Disposition of Absence: Discussion and possible action to excuse absent members David Bentler, Curt Smith, and Russ Ullinger from the May 14, 2009 meeting.

Minutes: Approval of minutes from the May 14, 2009 meeting.

Motion was made by Joe Hull, seconded by Keith Dines to approve minutes and excuse absences. Upon vote, the motion passed unanimously.

REGULAR AGENDA

NEW BUSINESS:

3R – Susan J. Daluddung, Deputy City Manager, gave updates on the Economic Development Director recruitment.

4R – Brent Mattingly, Finance Director, and Tom Hocking, a financial advisor, gave a presentation regarding infrastructure financing issues:

- Cash Source:
 - Development Impact Fees
 - City Policy on Impact Fees
 - Infrastructure Funded by Impact Fees
 - Development Zones
 - Impact Fee Rate Schedule
 - Rates & Charges
 - Utility Capital Improvement Program

- Sales Tax
- ½ cent Sales Tax Program
- Policy Includes Economic Development
- Debt Sources:
 - Traditional Bond Financing
 - Improvement Districts (“ID”)
 - Community Facilities Districts (“CFD”)
- Other Financing Techniques
 - Tax/Fee Allocation Type District
 - GPLET (Government Property Lease Excise Tax)
 - State Programs
 - GADA (Greater Arizona Development Authority)
 - Industrial Development Authority (“IDA”)
 - Public-Private Partnerships (“P3” or “PPP”)
 - Private Developer Financial Contribution
- Policy and Administration Considerations:
 - Growth Management Policy Considerations
 - When is public financial participation appropriate for economic development projects?
 - Financial Considerations
 - City Tax Rebate/Incentive Programs for Economic Development Projects
 - Administrative Issues
 - City Bond Rating Considerations
- CFDs as Primary Mechanism for Developer:
 - Current CFD Policy Review
 - Future Policy Considerations
 - Other Cities Examples of CFD Projects

5R – Chris Jacques, Principal Planner, gave updates regarding the Peoria Regional Medical Center:

- 48.16 gross acres in size
- May 6, 2008 the Peoria City Council approved the Peoria Regional Medical Center
- Minor General Plan Amendment: Site re-designated from Low Density Residential (2-5 du/ac) to Public / Quasi Public
- Rezoning: Site rezoned from Bella Casa PAD to Peoria Regional Medical Center PAD
- Hospital campus buildout (500,000 sf)
- Phase 1 Site Plan / Design Review
 - Phase 1: 12 of the 48 acres
 - 20-bed, 63,286 sf hospital with helipad
 - 2-story, 30,000 sf MOB (LPP)
 - 1-story, 20,000 sf MOB (Yearling)

- Special Use Overlay (helipad) - requires City Council Approval
 - 0.8 average daily trips per day
 - Peak times Sat, Sun, Tue - (7-8:30am, 4-7pm)
- Next Steps:
 - Neighborhood Meeting - Monday, June 23, 2009 - Vistancia Elementary School (7:00 p.m.)
 - Site Plan can be re-submitted to City after neighborhood meeting.
 - Special Use Overlay (Helipad) - July 16, 2009: Planning & Zoning Commission
 - August 25, 2009 - City Council Action
 - Building Plans expected to be submitted for Fast Track (July, 09)
 - Goal to issue permit after Council action on SU (Aug/Sep, 09)
 - September: site preparation; 14-month construction schedule (Open ~end of 2010)

6R – Chris Jacques, Principal Planner, gave updates regarding the Sports Complex Urban Plan Design:

- Identify and create the strategic and regulatory framework to facilitate a mixed-use, sustainable and pedestrian/transit-oriented environment
- Leverage the Skunk Creek as an important recreational link between the District and the Rio Vista Community Park
- Identify optimal mixes of uses, densities and intensities to improve the competitive position vis-à-vis Westgate, Ballpark Village etc.
- Creating an identity and cohesive destination for an important area
- Vision:
 - People do not walk across 83rd Ave: unsafe, uncomfortable, no incentive
 - Preference for activating streets with buildings/uses over parking fields
 - Willingness to add 1 minute to the peak commute along 83rd Avenue
 - Willingness to use shuttle service, if available in the project area.
 - Significant public spaces (i.e. plazas or event spaces) should be major component
 - Mixed opinions on maximum building height: 1-4 stories vs Mixed building heights
 - Top 3 desired design features in the Plan Area:
 - Shade structures such as arbors, arcades, awnings along building facades
 - More pedestrian connections, wider sidewalks and use of special paving
 - Fountains and other water features / Special signage
 - Top 3 features that would motivate use during summer months:
 - Comfortable, shaded place to walk or gather
 - Interactive water fountains / features
 - Programmed summer events / activities for kids
- Gave economic and market summary for area
- Next steps:
 - Develop a 'Preferred Plan'
 - Refine the desired elements into a preferred alternative

- Complete a Financial Analysis of the preferred alternative
- Selection begins initiation of Thematic Elements Plan
- Solicit Feedback of Preferred Plan
 - 3-D Modeling of Preferred Plan (July 7, 2009) – Peoria Performing Arts Center
 - Public Open House #3 (July 8, 2009) – Pine Room
 - Completion of Plan Elements
 - Adopt Urban Design Plan
 - Planning & Zoning Commission (Fall)
 - City Council (Fall)

CALL TO THE PUBLIC: Mike Kern, VP of Operations for Communitas Southwest, introduced himself and his company.

ADJOURNMENT:

Being no further business to come before the *Economic Development Advisory Board*, the meeting was duly adjourned at 4:21 p.m.

Jack Lytle, Chairman

Submitted by: _____
Debbie Pearson, Executive Assistant