

**CITY OF PEORIA, ARIZONA**  
**Lake Pleasant Conference Room**  
**Thursday October 11, 2007**

A **Regular Meeting** of the ***Economic Development Advisory Board*** of the City of Peoria, Arizona, was convened by Chairman, Joe Hull in open and public session at 8401 W. Monroe Street, Peoria, AZ 85345 at 12:05 p.m.

**Members Present:** Keith Dines, Joe Hull, Jack Lytle, Shelley Bade, David Bentler, Curt Smith, and Russ Ullinger

**Members Absent:** Jay Cross

**Municipal Officials Present:** Steve Prokopek – Economic Development Director, Debbie Pearson – Executive Assistant, Jeff Tyne – Budget Director, Susan Thorpe – Deputy City Manager, Carl Swenson – Deputy City Manager, Kelly Corsette – Public Information Manager, Dawn Boyer – Council Assistant, and Cathy Carlat – Council member.

**Others Present:** Cecilia Chan and Howard Weichsel.

## **CONSENT AGENDA**

**Disposition of Absence:** Discussion and possible action to excuse absent members; David Bentler and Curt Smith from the September 13, 2007 meeting.

**Minutes:** Approval of minutes from the September 13, 2007 meeting.

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

## **REGULAR AGENDA**

### **NEW BUSINESS:**

1. Jeff Tyne, Budget Director, gave updates on the development impact fee analysis
  - a. History about impact fees
    - i. Used to offset capital costs related to development
    - ii. Adopted in Peoria since 1990. Various categories including streets, water and wastewater facilities, parks, general government
    - iii. Reviewed once every two years
  - b. Breakdown of fees, including breakdown of transportation calculation by different percentages
    - i. Streets fee highest - is less than maximum fee in central and south zones
    - ii. Different fee levels established by land use type
  - c. Consulting firm roles and recommendations

- i. Different fee levels established by land use type
    - ii. Used a "plan-based" approach to fee calculation
  - d. Staff Recommendation:
    - i. To apply maximum impact fee levels
  - e. Open discussion related to affects of fees on development
    - i. Board concerned that impact fees will be important to future commercial opportunities
    - ii. Board would like a better sense of how Peoria compares in overall construction affordability to neighboring jurisdictions
- 2. Open discussion regarding upcoming Economic Development Council workshop on October 20, 2007:
  - a. Joe Hull will make a statement representing the board with comments, concerns, and suggestions –
    - i. Product is needed to increase quality jobs (total amount, higher salary)
  - b. Board supports new impact fee policy but would like to see incentives offered to attract companies to the City of Peoria.
    - i. Loop 303 needs to be built for companies to show interest in developing there
    - ii. Enhance major employment centers
    - iii. Suggest Council take steps to obtain state land in northern Peoria

**ADJOURNMENT:**

Being no further business to come before the ***Economic Development Advisory Board***, the meeting was duly adjourned at 1:25 p.m.

---

***Joe Hull, Chairman***

***Submitted by:*** \_\_\_\_\_  
Debbie Pearson, Executive Assistant