

CITY OF PEORIA, ARIZONA
Pine Room
Thursday September 10, 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 12:04 p.m.

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

Members Absent: Joe Hull

Municipal Officials Present: Susan J. Daluddung – Deputy City Manager, Debbie Pearson – Executive Assistant, 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, Rob Gubser – Sr. Planner, and Andy Granger – Engineering Director.

Others Present: Tom Hocking, Phil Hubbard, Mike Kern, Bryan Hegardt, Marjon Rostami (AZ Republic), and John Suriano

CONSENT AGENDA

Disposition of Absence: Discussion and possible action to excuse absent member Russ Ullinger from the June 18, 2009 special meeting.

Minutes: Approval of minutes from the June 18, 2009 meeting.

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

REGULAR AGENDA

NEW BUSINESS:

3R – Brent Mattingly, Finance Director, reviewed EDAB recommendations and CFD history. Summary of recommendations are:

- Don't exclude smaller residential projects if they are to include extraordinary component
- Maintain flexible use of CFDs
- Project should contribute to open space and extraordinary projects like commercial or industrial development or projects that bring significant additional revenue and benefits to the City.
- Not to finance local streets

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

- Development Impact Fees
- Utility System Rates to Support CIP
- Special Assessment/Improvement Districts
- Community Facilities Districts
- Special Sales Tax
- Tax Increment/Allocation Financing Type Districts
- State Funding Programs
- Developer Assisted Financing
- GPLET
- Reviewed American Recovery and Reinvestment Act of 2009

5R – Chris Jacques, Principal Planner, and Rob Gubser, Sr. Planner gave a presentation about City’s Old Town Peoria Revitalization Plan.

- Gave plan overview
- Economic analysis
- 3-D imagery
- Preliminary implementation strategies

6R – Jackie Lundblad, Principal of NHG Consulting, reviewed progress of the healthcare study:

- Objective – Develop conceptual description of Peoria’s short and long term goals with healthcare and biotech
- Market analysis
- Situational analysis
- Strategic framework

7R – Discussed possible agenda items for October’s EDAB meeting:

- Jackie Lundblad will give healthcare initiative updates
- Review overall operating plan
- Review GPEC leads
- Meet new director
- Brent Mattingly to summarize recommendations

REPORTS FROM STAFF: Scott Cooper, Economic Development Coordinator, reminded board of the informational boards and commissions seminar that will take place on September 23rd.

ADJOURNMENT:

Being no further business to come before the ***Economic Development Advisory Board***, the meeting was duly adjourned at 2:01 p.m.

Jack Lytle, Chairman

Submitted by: _____
Debbie Pearson, Executive Assistant