



REAL AZ Development Council

Minutes of meeting

January 6, 2011 – 12:00 pm

Northern Arizona Training Center

1840 West Paper Mill Road

Taylor, Arizona

Present: Liz Flake, Tracy Mancuso, Nolan Larson, Eric Duthie, Sharon Adams, Hank Rogers, Debbie Rogers, Kelly Udall, Cindy Nicolds, Paul Esparza, Eric Ritz, Richard Barron, Hunter Moore, David Tenney, Bill Greenwood, Steve North, Jim Ferguson, Kelly Jones

Welcome and introductions - David Tenney:

At 12:28 David Tenney opened the proceedings welcoming those in attendance. Introductions were made and David introduced Hunter Moore who is replacing Rod Ross as the Governmental Liaison for Navajo County. Mr. Moore gave a brief history of his work employment stating he is here to help in coordinating and wants to know the thoughts of individuals.

Approval of minutes from December 1, 2010 meeting - David Tenney:

Sharon Adams corrected the minutes of December 1, 2010 meeting stating on page 3, paragraph 4 states "*Sharon Adams added that we need a balanced approach, we are not just a group we are a true representatives*". This needs to be changed to "**Sharon Adams added that we need a balanced approach, we are not just a group we are true representatives of our communities and their interests**".

A motion was made by Sharon Adams, seconded by Hank Rogers to approve the minutes of December 1, 2010 REAL AZ Development Council meeting minutes as written with correction

The vote was unanimous

RADC Coordinator update– Eric Ritz:

Eric said there has not been much activity due to the holidays. Most inquiries have been on advertising and those wanting to be linked to website. There is no site selection to report.

Arizona Commerce Authority grant application approval – Lori Martinek:

Lori sent her apologies for being unable to attend the meeting today. The Council received a draft copy of the grant application request prepared by Lori and Eric Duthie asked if there were any concerns about the draft as it needs approval today. *He said Lori wrote the ACA grant application at no charge, with the understanding Presentations Plus would produce the project(s) applied for, in the amounts outlined if the grant is successful. Presentation Plus was not asking for a 3% management fee on top of the outlined program cost. A management fee (approx. 5%) was built into the ACA proposal, but that is for RADC to use to pay for grant-related administrative costs (e.g. copying, data, events). The management fee is for RADC, not Lori Martinek or Presentation Plus, who, in effect, are investing in the Corridor's future and betting on a positive outcome.*

After discussion the consensus of the Council was that the draft is a strong proposal and for what we want to accomplish it is put together very well.

**A motion was made by Jim Ferguson, seconded by Hank Rogers
To approve the grant application as submitted without changes
The vote was unanimous**

Manufacturing Extension Partnership introduction – Richard Barron:

Richard Barron explained that Manufacturing Extension Partnership (MEP) is a state wide business based in Phoenix to assist small to mid-size communities with growth and to improve efficiencies for manufactures specific needs and opportunities. He explained that a manufacturer is a business that has some sort of process to follow.

Mr. Barron said MEP is here to help and would like to be partners with the REAL AZ Development Council in many factors. They want to outreach and can hold a seminar, with a charge, that would help manufacturers create more efficiency. They offer direct consulting and follow up with assessments after nine months. MEP works with the Department of Commerce and other organizations and is partially funded by congress and private donations.

Mr. Barron said that the biggest thing the AZ REAL Council can do is to assist them in getting names of manufactures. David Tenney confirmed that Mr. Barron is asking for

some time in the near future to give the Manufacturing Extension Partnership names of businesses in our region. Mr. Barron concurred.

RADC Executive Committee vacancy – David Tenney:

Eric Duthie recapped the RADA meeting last month when there was discussion and Greg Martin was approved by the Council to serve on the three member Executive Committee until the bylaws are finalized. Greg has since then had a change of position so there is now a vacancy on the committee. Brief discussion followed which included having a representative from Navajo County, Apache County and one city representative as this situation could come up every now and then.

**A motion was made by Bill Greenwood, seconded by Hank Rogers
To appoint Cindy Nicolds as the third member of the REAL AZ Development Council
Executive Committee until the bylaws are finalized
The vote was unanimous**

RADC By-Law update – Steve North:

Steve reported that Jim Ferguson was able to obtain a copy of bylaws from the Greater Yuma Economic Development Corporation (GYEDC) that seems to fit our needs. The draft may need some changes but Steve and Jim wanted feedback from this group.

They are looking at representatives from Apache and Navajo counties and each municipality having a seat on the Board of Directors with the remaining seats filled from the private sector. Steve said the question is if businesses would get a seat on the board and how many do we need. Jim said that in order to get the best representation they agreed to a larger board with a minimum of fifteen but allow for up to twenty five. He added that they need to recognize that the Executive Board itself does not make decisions, the entire board is involved. The idea of the board is to get the best breadth of representation. They need to determine the workforce, establish a representative from the education sector, then open up to the private sector. Jim said they felt a need for small and large industry representation as this has worked very well and given diversity to insure the community at large is represented.

Steve said the idea is to bring investors in as partners with RADC through an annual investment. We would need to come up with a plan for what we want to accomplish and establish levels of investment for the private sector with specific benefits for each investment level. We need to generate enough revenue to do the work that needs done

but investment levels need to be low enough to create attractive opportunities for private sector investment.

The other thing they want feedback on is the makeup of the Executive Committee. They thought six members, one from each county to be chosen by those individual counties. One representing cities and towns and three at large from the private sector to be determined by board vote and past Chair. The Vice Chair to be designated by the incoming Chair. Having the incoming Chair become the Chair and the past Chair on the Executive Committee would promote consistency and continuity from year to year.

Jim said in the bylaws for Yuma the public sector representative is determined by the mayor. The governing body then makes the decision this way they can decide who represents their community. The private sector however, is always elected.

Steve emphasized the concern of how to get the private sector involved and is looking for feedback on this. Eric Duthie stated how last month it was mentioned how no one knows who we are but once they find out they want to participate. Hank Rogers said that with connections at the power plants they may get participation. Kelly Udall stated he feels the Yuma proposal sounds good and is a good proposal to model ourselves after. Jim said GYEDC works somewhat like a chamber does, they pay the minimum fee and become a member. When they see the benefits they will join and move forward. By selling ourselves and making ourselves known they will join. This is not just for tourism if there are improvements in our local economy it will help their business.

David Tenney suggested Steve and Jim take the ideas discussed and prepare a bylaw format to present at the next RADC meeting for review and possible changes. Jim and Steve stated they can have a template ready by the next meeting.

Prospect Data Form template approval – Steve North:

Steve said he does not have anything for approval today but he is working on a template for Eric Ritz to use so it will be a quick process.

HUD grant update – Hank Rogers:

Hank reported that there was a meeting via conference call yesterday with consortium participants and they will have their first meeting on the HUD (Housing & Urban Development) Sustainable Community's Grant on January 25th. A consultant did a study on each community to help determine individual needs. They need to set up bylaws,

elect officers, set up a website and do several other things to prepare before they move forward.

Of the forty-four recipients awarded eleven groups were invited to a boot-camp at Harvard University that will help show how to leverage grant funds for the best use. Bill Greenwood was asked to attend to represent town managers in the region. The boot-camp starts on Monday and will last four days. Hank went on to say that we are the first of the forty-four to get our application letter so we are moving forward. He said that transportation, education and housing are the big needs for the members to be looking at as to what they need to do. HUD usually deals with urban settings so the rural setting is different. They are looking at doing a housing project since these are the kinds of things that make a community sustainable. Jim questioned Hank on how we marry these processes together since some of our communities address a lot of the same things. Hank answered that it will be up to the city manager to figure out what they want. What they come up with may not be compatible and may need some tweaking. Hank reported that Brian Cole, Consultant from BC Communities will be at the Manager's Association meeting so there will be an opportunity to meet before the meeting on the 25th.

Community/Partner updates:

Paul Esparza: - Pinetop-Lakeside

- 1) They are will be holding a public hearing on the medical marijuana issue.

Steve North: Show Low

- 1) The CBS Pharmacy will break ground later this month.
- 2) Discount Tire is under construction and will be completed in spring.
- 3) They are half way through the strategy plan which should be finished in May or June. Arizona Public Service bore the entire cost for the plan
- 4) They will be moving into the new city hall early March. The county is taking over their building.
- 5) They are moving forward on the Main Street benches. They are doing the same thing along 9th street
- 6) They continue to improve downtown Show Low
- 7) Number of retail restaurants they are continuing to work on.

Jim Ferguson: Winslow

- 1) They are getting on the stick with their own economic development.
- 2) Have been talking to APS on timelines.
- 3) They made improvements to their economic website tied in with real AZ website. They are in the process of formulating a private advisory committee for economic development purposes since educating people is extremely important
- 4) On the development side, the Hopi and Navajo Tribes are a significant part of their community. They are working with the Hopi Tribe on water agreement. On Navajo side twin arrows casino has been approved. They will create an office in Winslow during construction; training and hiring will also be done in Winslow which addresses housing as a part of study so they are working with them on additional housing. The Navajo Tribe is proposing a new truck stop.
- 5) They continue to be involved with expansion of the corrections center looking good federally and state. Strengthened it and made it tougher gave opportunity to involve other bidders. There will be about 2500 beds and about 50 jobs will be created.
- 6) OBS the RFP has been delayed they are looking at March. This is a great benefit to the private sector.
- 7) They continue to work on the gateway development on image of community have meet with ADOT. Next week down town landscape and LaCasada expansion.

Hank Rogers: EDAC

- 1) Appreciates all the support and help he received on the travel management. This could be beneficial for both communities if they continue to shut down our mountain.
- 2) They are in the process of grant from HUD for building sustainable communities.

Bill Greenwood: Eagar

- 1) They are in negotiations with the Department of Transportation to use small diameter round guard rail posts which can be produced locally.

Nolan Larson: Larson Waste

- 1) They are now hauling trash for Winslow and Holbrook

Sharon Adams: White Mountain Land Trust

- 1) They received a fund grant for planning on natural resources and are working on development of resources and are pleased to be a part of the group.

Tracy Mancuso – Northland Pioneer College

- 1) They are offering a program in cooperation with Coconino Community College for a clean technology event. There will be a free half day seminar in Flagstaff on the 18th to help businesses apply for money for this program.

Liz Flake: Northland Pioneer College

- 1) She would be happy to talk to anyone with thoughts NPC can facilitate training for employees. She will coordinate setting up train for business, business that want to help train their staff. She can arrange for instructors and materials.

Eric Duthie: Taylor

- 1) Commented on medical marijuana and how 124 dispensaries will be allowed in the State of Arizona. Maricopa County has been authorized to house 74, Pima County 30 and Navajo County will have two. There have been inquiries to place one in Show Low. If a patient lives outside of the twenty-five mile radius they can cultivate your own marijuana, up to 12 plants, sizes are not described. If both dispensaries for Navajo County are in the same community there could be problems. At a recent meeting with Navajo County a multi jurisdiction unit was discussed. The way the law was passed if municipalities do not have or ordinance in place by March 2011 they cannot have an one after that.
- 2) The water Resource Development Commission with mandates all water resources by county and mechanism legal, funding and infrastructure to transfer water. Taylor has 6 subcommittees working on this issue who are facing challenges.

Next meeting:

Following discussion it was decided to hold the RADA meetings on the second Thursday of the month. The next meeting will be Tuesday February 10th at noon at the Northern Arizona Training Center.

Adjourn:

**A motion was made by Jim Ferguson, seconded by Tracy Mancuso
To adjourn the meeting
The meeting adjourned at 2:05 p.m.**

Minutes taken by

Kelly Jones
Taylor Town Clerk

