

**MEETING MINUTES OF
THE CITY OF ELOY
DOWNTOWN ADVISORY COMMISSION
Regular Meeting
Wednesday, May 16, 2018
3:00 PM
ELOY CHAMBER OF COMMERCE**

I. CALL TO ORDER

Chairperson Benner called the meeting to order at 3:00 p.m.

II. ROLL CALL

Members Present:

- Dick Myers
- Mark Benner
- Isabel Morales
- Ex-Officio Joel G. Belloc, Mayor
(excused)
- Allen J. Crawford
- Betty Peterson

Members Absent:

- Ralph Varela (excused)

Staff/Others Present:

- Jon Vlaming, Community Development Director
- Belinda Cota, Planner
- Jeff Fairman, Economic Development Specialist
- Council member Daniel Snyder

III. CALL TO THE PUBLIC

There were no members of the public in attendance.

IV. MOTION TO APPROVE THE MARCH 21, 2018 MEETING MINUTES OF THE DOWNTOWN ADVISORY COMMISSION

Chairperson Benner asked for a motion to approve the March 21, 2018 meeting minutes of the Downtown Advisory Commission. Commissioner Morales made the motion to approve the minutes. Vice-chairperson Myers seconded the motion. Chairperson Benner called for the vote and the motion passed 4-0.

V. OLD BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING.

A. DOWNTOWN DEVELOPMENT AND NEIGHBORHOOD PRESERVATION ELEMENT (GENERAL PLAN UPDATE)-Mr. Vlaming mentioned that this item was last prepared in 2011. He suggested the Commissioner members take a look at the element and read it and provide any feedback by the end of July 2018 to submit comments. He mentioned this agenda item will be back on the next meeting.

B. MAIN STREET FAÇADE AND ARCADE REHABILITATION PROJECT-Mr. Vlaming mentioned that the Main Street Façade and Arcade rehabilitation project has been identified for next year's budget. It is being implemented to utilize the two percent (2%) food tax monies to fix the parapet walls, columns, ceilings, tiles for safety and aesthetics on both sides of Main Street, between Frontier Street and 6th Street. Mr. Vlaming added that the City would like to engage an architect. Chairperson Benner commented that the tiles are in terrible condition. Mr. Vlaming also mentioned that some of the colors/textures that will be used for the New City Hall will also be used along Main Street. Ex-officio Belloc mentioned that something that didn't come up for this project was to consider including landscaping for some of the existing concrete areas with low water use vegetation.

C. WAYFINDING SIGNAGE PROJECT-Mr. Vlaming explained that this project got started two (2) years ago and that it was coming back. He mentioned that it previously got started with monument signs that have been installed at the main gateways of the City of Eloy and this second phase would be the directional signs. Vice-chair Myers asked if the dimensions/size of the signs were available and Jon responded he would bring them to the meeting when available. Ex-officio Belloc asked what would be the next step on getting this project going. Mr. Vlaming responded getting a sense of alternatives of locations in the community. Chairperson Benner mentioned about the eight (8) hours of committee meeting time spent reviewing and discussing different alternatives to potentially convert the triangle property at the northwest corner of Main Street and Frontier with the two percent food tax, but the recommendations were too expensive to move forward and added it is now in City Council's hands.

VI. NEW BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

A. INTRODUCED NEW ECONOMIC DEVELOPMENT-Mr. Jeff Fairman introduced himself as the new Economic Development Specialist for City of Eloy.

B. SUMMARY OF VACANT BUILDING TOUR-Mr. Vlaming indicated that the tour was held on May 11th, and it had a modest turnout. Representatives of ROX Realty were in attendance and had some input on the buildings and properties along Main Street.

C. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, OR OTHER ACTION ON CASE NO.: DAC18-013 ON APPLICATION SUBMITTED BY ELOY HOME AND AUTO UNDR THE MAIN STREET AND FRONTIER STREET FAÇADE IMPROVEMENT GRANT PROGRAM-Commissioner Crawford stated this program would not qualify to fix/replace an air-conditioning unit. Mr. Fairman suggested it could possibly qualify under a life safety topical area. Mrs. Peterson agreed with Mr. Crawford and suggested the applicant could start a fundraiser. It was suggested they apply for a microloan. The Commission agreed to table this agenda item (VI.C.) with a vote of 5-0 to table this application.

VII. COMMUNICATIONS:

A. UPDATE OF ZONING ORDINANCE-Mr. Vlaming informed the Commission members that this item is scheduled for the Planning and Zoning Commission on Wednesday, May 16, 2018 at 6:00 PM (tonight) and that it was tentatively scheduled to go the Eloy City Council on June 25.

B. UPDATE ON CITY HALL PROJECT-Mr. Vlaming gave an update on the City Hall project and mentioned that graders are moving dirt and getting the land compacted for the foundation. The underground utilities will begin the following week. Vice-chairperson Myers asked if there would be any retention and Mr. Vlaming explained that there will be dry-wells and basins on the property.

C. OVERVIEW OF TRANSIT FEASIBILITY STUDY-Mr. Vlaming indicated that this study was ongoing and a public meeting would be held on June 5, 2018. The process is moving along and the consultant and team has been researching existing conditions and interviewing various agencies in the area.

D. UPDATE ON AUCTION OF VACANT CITY-OWNED RESIDENTIAL PROPERTIES IN DOWNTOWN-Mr. Vlaming announced that the Public Auction of the City's Surplus Properties is scheduled for Friday, June 15, 2018, with registration at 9 AM and the auction starting promptly at 10 am. Those individuals interested on bidding will be required to have two forms of identification, with one being a photo identification. This auction is for fourteen (12) lots consisting of 14 smaller, vacant parcels. Mr. Vlaming mentioned that a staff person involved in real estate from Pinal County will come and assist.

E. UPDATE ON INFILL INCENTIVE POLICY FOR AUCTIONED PROPERTIES-Mr. Vlaming noted that the City Council recently approved a policy related to the upcoming auction-that if the property were developed within three years of the sale, the City would reimburse plan review and permit fees.

VIII. GOOD OF THE ORDER

The next Downtown Advisory Commission would be scheduled for Wednesday, June 20, 2018 at 3:00 PM. Chairperson Benner announced that Mr. Jon Vlaming will be speaking at the KURE 106.1 FM Radio Station in Eloy located at the Desert Rose Bahá'í Institute. Vice-Chair Myers announced a yard sale scheduled for Saturday, May 26, 2018 from 7 AM to 11 AM selling items, such as tables, chairs, etc.

IX. MOTION TO ADJOURN

Chairperson Benner asked for a motion to adjourn. Commissioner Morales moved for a motion to adjourn the meeting and was seconded by Vice-chair Myers. The motion to adjourn passed 5-0 and the meeting adjourned at 4:30 p.m.