

**MEETING MINUTES OF
THE CITY OF ELOY
DOWNTOWN ADVISORY COMMISSION
Regular Meeting
Wednesday, January 10, 2018
3:00 PM
ELOY CHAMBER OF COMMERCE**

I. CALL TO ORDER

Chairperson Benner called the meeting to order at 3:09 p.m.

II. ROLL CALL

Members Present:

- Dick Myers
- Mark Benner
- Ralph Varela
- Ex-Officio Joel G. Belloc, Mayor

Members Absent:

- Betty Peterson (excused)
- Isabel Morales (excused)

Staff/Others Present:

- Jon Vlaming, Community Development Director
- Belinda Cota, Planner

III. CALL TO THE PUBLIC

None.

IV. MOTION TO APPROVE THE OCTOBER 4, 2017 MEETING MINUTES OF THE DOWNTOWN ADVISORY COMMISSION

Chairperson Benner asked for a motion to approve the October 4, 2017 meeting minutes of the Downtown Advisory Commission. Vice-Chairperson Myers made the motion to approve the minutes. Commissioner Varela seconded the motion. Chairperson Benner called for the vote and the motion passed 3-0.

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

A. DUSTBOWL THEATRE STRUCTURAL ANALYSIS.

There was a lengthy discussion among the Commission members as to what they would like to recommend to the Eloy City Council regarding the future of the Dust Bowl Theatre. Some of the recommendations were to: stabilize the roof for safety; if the building would remain unused; to add a marquee (sign) and post community messages; obtain a specific cost estimate to demolish the structure; trying to fix the façade to make it appealing to those that drive by; or obtaining a cost estimate to bring the building up to current Code. There have been comments from the public to not tear the Dust Bowl Theatre down as well as comments that support demolishing it and to retain the site for a future new building.

B. DOWNTOWN DEVELOPMENT AND NEIGHBORHOOD PRESERVATION ELEMENT (GENERAL PLAN UPDATE)

Mr. Vlaming explained that Staff has been updating the Eloy General Plan Elements over the past several years. This year, Staff will be reviewing the Downtown Development and Neighborhood Preservation Element and that Staff will be bringing updates to the Commission for their review.

C. FUTURE DOWNTOWN MASTER PLAN

This agenda item will be reviewed at a later time as it will be considered as a future Capital Improvement for future budget (FY 2019/2020 or 2020/2021).

D. MAIN STREET FAÇADE AND ARCADE REHABILITATION PROJECT

Mr. Vlaming identified that there are available funds in the 2% Food Tax account to upgrade the arcades on Main Street. Staff is working to prepare some cost estimates to advance this project forward.

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

A. NOMINATE AND ELECT A CHAIRPERSON FOR CALENDAR YEAR 2018.

Chairperson Benner asked for nominations for a new Chairperson for the 2018 calendar year. Commissioner Varela made a motion to nominate Mark Benner as the Chairperson. Vice-Chairperson Myers seconded the motion. Chairperson Benner called for the vote and the motion passed 3-0.

B. NOMINATE AND ELECT A VICE CHAIRPERSON FOR CALENDAR YEAR 2018.

Chairperson Benner asked for nominations for a new Vice-Chairperson for the 2018 calendar year. Commissioner Varela made a motion to nominate Dick Myers as the Vice-Chairperson. Chairperson Benner seconded the motion. Chairperson Benner called for a vote and the motion passed 3-0.

C. IDENTIFY POSSIBLE CANDIDATES TO FILL TWO VACANT COMMISSION POSITIONS THAT END IN (1/2019) AND (1/2020) AS WELL AS TWO POSITIONS AS ALTERNATES.

Chairperson Benner identified four business owners for possible candidates to fill vacant positions: Miller's Hardware, AZ Realty, Encore Restaurant and Firebird USA LLC. He will be following up with them to determine their interest in serving.

VII. COMMUNICATIONS

A. UPDATE OF THE ZONING ORDINANCE

This item was not addressed during the meeting, due to time constraints.

B. UPDATE ON CITY HALL PROJECT

Chairperson Benner asked if Mr. Vlaming could update the Commission on the City Hall project regarding the current time line for construction. Mr. Vlaming explained that by early April of this year, groundbreaking is planned and that it would be a ten month construction period. The schedule is to be complete by early Spring 2019, when the transfer of the applicable departments would take place.

C. OVERVIEW OF TRANSIT FEASIBILITY STUDY

This item was not addressed during the meeting, due to time constraints.

D. CONSIDER AUCTION OF VACANT CITY-OWED RESIDENTIAL PROPERTIES IN DOWNTOWN

This item was not addressed during the meeting, due to time constraints.

VIII. GOOD OF THE ORDER

This item was not addressed during the meeting, due to time constraints.

IX. MOTION TO ADJOURN

Chairperson Benner asked for a motion to adjourn. Commissioner Varela moved for a motion to adjourn the meeting. The motion to adjourn was seconded by Vice-Chairperson Myers. The motion to adjourn passed 3-0 and the meeting adjourned at 4:05 p.m.