



# **Town of Wickenburg**

## **NOTICE AND AGENDA**

### **ECONOMIC DEVELOPMENT ADVISORY COMMISSION WILL MEET FOR A REGULAR MEETING**

**Thursday, October 14, 2021- 8:00 a.m.**

**155 NORTH TEGNER STREET  
WICKENBURG, ARIZONA 85390**

**Dave Keen, Chairperson  
Brenda Crissman, Vice Chairperson  
Connie Jenson, Commissioner  
Royce Kardinal, Commissioner  
Ron Klaphake, Commissioner  
Jacqueline Miller, Commissioner  
Dwight Zemp, Commissioner  
Kristi Henson, Council Liaison**

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**Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Economic Development Advisory Commission (EDAC) and to the general public that the EDAC Commission will hold a meeting open to the public on the above date, time, and location. Minutes of its proceedings shall be taken and filed with the Town Clerk for Public Inspection. Members may attend the meeting telephonically occasionally.**

**ACTION MAY BE TAKEN BY THE COMMISSION ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. The Commission may decide to change the order in which items are heard at the meeting.**

#### **Accessibility**

**To better serve the citizens of Wickenburg and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation by contacting the Town within 48 hours of the scheduled meeting at 928-684-5411 (Voice & TTY).**

**A. CALL TO ORDER**

**Held**

B.	<b>ROLL CALL</b>	Held
C.	<b>CALL TO THE PUBLIC</b> - <i>At this time, members of the public may comment on matters not on the agenda. Public Comments may only address issues that pertain to the Economic Development Commission. The open meeting law limits the commission's comments to: responding to criticism, asking staff to review a matter or asking that a matter be placed on a future agenda.</i>	Held
D.	<b>COMMUNICATION</b>	
1.	Board Chair Update which may include a brief update and report of initiatives of the Economic Development Board – Presentation Only	Held
2.	Staff Updates which may include brief updates on current events, new developments, workforce, and/or economic development related reports – Presentation Only	Held
E.	<b>OLD BUSINESS</b>	
1.	Consideration and Action to Approve the Minutes of the Regular Meeting of June 10, 2021.	Approved
F.	<b>NEW BUSINESS</b>	
1.	Discussion Regarding Wickenburg Chamber of Commerce Report.	Held
2.	Presentation and possible discussion regarding housing in Wickenburg. Tim Suan will present the current status housing in and around the community as well as an update of Town Efforts related to workforce-level housing.	Held
3.	Presentation and possible discussion regarding annexation in the greater Wickenburg Area. Davis Coughanour will present the fundamentals of annexation as it pertains to the Town and the Economic Development Advisory Committee.	Held

4. Presentation, discussion, and possible action regarding Strategic Planning of the Economic Development Advisory Commission. Tim Suan will present the current status of board strategic planning. Possible discussion on future strategic planning of the Economic Development Advisory Board. Held

G. **SCHEDULING OF FUTURE AGENDA ITEMS & UPCOMING MEETINGS** Held  
The next scheduled meeting is January 14, 2022 @ 8:00 AM.

H. **ADJOURNMENT** Approved

Posted on October 7, 2021, by 5:00 p.m. at the following locations:

<b>Town Hall</b> 155 N. Tegner, Suite A	<b>Website</b> <a href="http://www.wickenburgaz.org">www.wickenburgaz.org</a>
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Tamara Garro, Administrative Assistant

**Economic Development Advisory Comm. - Includes  
Action Items**

**D. 2.**

**Meeting Date:** 10/14/2021

**Staff Contact:**

**Contact Phone Number:**

**Agenda Item Type:**

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**AGENDA ITEM:**

Staff Updates which may include brief updates on current events, new developments, workforce, and/or economic development related reports – Presentation Only

**BACKGROUND INFORMATION:**

Q3 2021 New Business Licenses (broken out by month)  
Q2 -Q3 2021 Workforce Development Report  
Q2 2020-2021 Building Permit Data

**SUGGESTED MOTION:**

N/A

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**Attachments**

July 2021 New Business Licenses

August 2021 New Business Licenses

September 2021 New Business Licenses

Q2-Q3 2021 Workforce Reprot

Q3 2020-2021 Building Permit Data

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**Form Review**

Form Started By: Tamara Garro

Started On: 10/07/2021 09:27 AM

Final Approval Date: 10/07/2021



## Town of Wickenburg

### July 2021 New Business Licenses Issued

Business Name	Physical Address	Location City	Phone
BrushFire	166 S. Jackson St.	Wickenburg	928-231-6931
GL Aztec Village LLC	401 E. Wickenburg Way	Wickenburg	928-684-2484
Guero's Deli & Market LLC	2027 W. Wickenburg Way	Wickenburg	480-772-7339
Intelligrated Communications Inc.	1725 W. Williams Dr., Suite 60	Phoenix	623-243-3900
Marc Jones Construction, LLC dba Sunpro Sola	1258 W. Southern Ave., Suite 101-102	Tempe	470-893-8856

5 New Business Licenses Issued



## Town of Wickenburg

## August 2021 New Business Licenses Issued

Business Name	Physical Address	Location City	Phone
Aubreejeane LLC	1340 S. 323rd Avenue	Wickenburg	602-677-9163
AZ Powerwash Kings	595 N Mariposa Dr.	Wickenburg	928-231-6014
Bradley Hallam Construction	1375 W. Palo Verde Dr.	Wickenburg	623-210-8293
Bushel and a Peck AZ LLC	581 W. Wickenburg Way, Suite C	Wickenburg	928-684-0550
Campbell Contracting	49614 US Hwy 60 89	Wickenburg	480-267-0736
Corcoran Platinum Living	10 S Kerkes St., Suite 4	Wickenburg	480-794-1694
DG Guns	80 E. Apache St.	Wickenburg	928-684-3147
Epic Sign Group	1043 E. Indian School Rd.	Phoenix	602-264-5800
Karen & Art Weldon	158 W. Yavapai St.	Wickenburg	805-888-7222
Kokopelli Owner LLC	278 S. Tegner St.	Wickenburg	602-957-4949
My Place AZ LLC	401 W. Apache St	Wickenburg	805-888-7222
Northstar Communications, Inc.	15953 E. Lonesome Lane	Gilbert	480-988-7375
Pink Diamond Creations	25202 W. Rockaway Hills Dr.	Morristown	623-385-2763
Rex Wheeler	4650 Sidekick Dr.	Wickenburg	218-329-9262
Spark Electric LLC	905 S. Melody Ln.	Tempe	602-318-3329
Sparkling Cleaning	2330 US Hwy 93	Wickenburg	928-233-0831

16 New Business Licenses Issued



## Town of Wickenburg

## September 2021 New Business Licenses Issued

Business Name	Physical Address	Location City	Phone
A.C. Desert Electric, Inc.	22238 N. 90th Ave.	Peoria	623-487-0687
AX3 Homes LLC	15051 W. Edgemont Ave.	Goodyear	602-430-4592
Bug B Gone Pest Prevention & Exterm.	2900 Percheron Rd.	Wickenburg	928-232-3735
Chuck's Painting LLC	14705 W Ventura St.	Surprise	623-451-9186
Cowboy RV Septic	2015 W. Wickenburg Way	Wickenburg	541-480-1521
Everything but Roofing	1125 N. Tegner St., Space #13	Wickenburg	928-812-1767
Grateful Gardens	4301 Noble Drive	Wickenburg	408-718-0305
Halo Plumbing LLC	515 E. Carefree Highway #964	Phoenix	602-788-7202
Idabee Treats	260 Genung Ave.	Wickenburg	623-293-6766
Katherine Ray	2501 W. Wickenburg Way, Lot #175	Wickenburg	480-249-4385
Pur Solar - Electrical	1505 E Cochise St.	Cottonwood	928-639-1627
Rigo's Landscaping Service, LLC	30033 Hwy 60/89 Lot #9A	Wickenburg	928-231-7461
The Salted Rogue Coffee	520 W. Via Solana Dr.	Wickenburg	928-514-6524
Vulture Bicycles, LLC	901 W. Wickenburg Way #3	Wickenburg	928-660-1375
Vulture Peak Tours, LLC	36610 N. 355th Ave.	Wickenburg	877-425-9229
Wickenburg Stock Market LLC	901 W. Wickenburg Way #5	Wickenburg	480-684-4597
XRAM Carpet Cleaning LLC	23125 W. Mule Deer Ln.	Congress	425-426-4508

17 New Business Licenses Issued





**Maricopa County Human Services Report  
for  
Town of Wickenburg**

<b>Clients Served by City</b>	<b>April 2021</b>	<b>May 2021</b>	<b>June 2021</b>	<b>July 2021</b>	<b>August 2021</b>	<b>September 2021</b>
<b>WICKENBURG</b>	<b>86</b>	<b>197</b>	<b>94</b>	<b>171</b>	<b>157</b>	<b>290</b>
AQUILA	0	16	14	11	0	8
BUCKEYE	0	0	0	0	0	8
CIRCLE CITY	0	0	0	0	0	8
CONGRESS	0	18	9	29	0	50
DATIL, NM	0	0	0	0	0	8
MORRISTOWN	10	16	12	19	13	16
KIRKLAND	0	0	0	0	0	15
ORANGE, CA	0	9	0	0	0	0
PEORIA	0	9	1	0	0	0
PHOENIX	0	9	0	0	2	0
SALOME	0	0	0	0	0	8
SUN CITY	0	0	0	0	0	9
SURPRISE	0	1	0	9	0	26
WENDAN	0	0	0	9	9	0
WITTMANN	6	34	5	9	2	0
YARNELL	0	16	0	0	0	0

**CLIENTS SERVED** **102**      **325**      **135**      **257**      **183**      **446**

<b>Delivery by Service</b>	<b>April 2021</b>	<b>May 2021</b>	<b>June 2021</b>	<b>July 2021</b>	<b>August 2021</b>	<b>September 2021</b>
Bac Job Development	0	0		2	3	2
Career Counseling	17	38	17	27	24	63
Community Services Referral	0	23	4	0	0	0
Create Resume/Cover Letter	3	3	2	2	3	1
Customer First Visit	5	17	3	17	2	44
Customer Visit (not first time)	15	7	6	14	9	6
Individual Counseling	0	3	0	0	0	0
Info on In-Demand Sectors	0	27	3	0	7	53
Info on In-Deamand Occupations	0	0	0	25	0	0
Info on Local Job Vacancies	17	47	20	27	25	54
Info on Support Services	2	0	0	5	3	4
Info on Labor Market Info	0	0	0	25	0	0
Interview Workshop	0	1	1	0	0	0
Job Development Meetings	0	1	2	0	0	0
<b>Job Fair/Hiring Event</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>29</b>	<b>0</b>	<b>47</b>
Job Referrals	17	45	21	27	25	55
Job Search Assistance	17	53	30	27	26	57
Job Search Meetings	5	33	17	27	26	57
Labor Market Information	0	0	6	0	27	0
Online Application	4	3	2	3	3	2
Support Services	0	0	1	0	0	1

**TOTAL SERVICES** **102**      **325**      **135**      **257**      **183**      **446**

**JOB PLACEMENTS** **3**      **4**      **11**      **5**      **5**      **11**



**Town of Wickenburg  
Monthly Permit Statistics**

**July 2021**

Permit Type	Count	Construction Value
Commercial - Electrical	1	\$ 4,500
Commercial - Remodel/Addition	3	\$ 677,500
Electrical - Residential	2	\$ 10,550
Fire Alarm	1	\$ 25,040
Grading	2	\$ 7,000
Photovoltaic - Residential	1	\$ 26,240
Residential - New	38	\$ 12,821,540
Residential - Remodel/Addition	2	\$ 15,500
Right of Way	2	\$ -
Swimming Pool	4	\$ 168,975
<b>Grand Total</b>	<b>56</b>	<b>\$ 13,756,845</b>

**Building Inspections 446**

**July 2020**

Permit Type	Count	Construction Value
Accessory Structure	3	\$ 35,000
Commercial - Electrical	1	\$ -
Electrical - Residential	2	\$ 600
Improvement Plans	1	\$ 1,500
Photovoltaic - Residential	8	\$ 200,311
Plan Review ONLY	4	\$ 848,105
Residential - New	7	\$ 2,233,359
Residential - Remodel/Addition	1	\$ 60,000
Right of Way	2	\$ 2,500
Sign	1	\$ 6,000
Spa	1	\$ 10,000
Swimming Pool	4	\$ 283,998
<b>Grand Total</b>	<b>35</b>	<b>\$ 3,681,373</b>

**Building Inspections 242**

**August 2021**

Permit Type	Count	Construction Value
Commercial - Electrical	1	\$ 7,200
Commercial - Remodel/Addition	2	\$ 195,000
Demolition	1	\$ 7,000
Electrical - Residential	1	\$ 1,800
Grading	3	\$ 15,500
Improvement Plans	1	\$ 5,000
Photovoltaic - Residential	6	\$ 218,568
Plumbing - Residential	5	\$ 7,500
Residential - New	34	\$ 12,674,404
Residential - Remodel/Addition	1	\$ 8,000
Right of Way	4	\$ 2,500
Sign	2	\$ 95,700
Swimming Pool	2	\$ 88,400
<b>Grand Total</b>	<b>68</b>	<b>\$ 13,389,672</b>

**Building Inspections 513**

**August 2020**

Permit Type	Count	Construction Value
Accessory Structure	6	\$ 57,750
Commercial - Electrical	1	\$ 100,000
Commercial - New	2	\$ 166,800
Demolition	1	\$ 5,000
Electrical - Residential	2	\$ 1,275
Grading	1	\$ 7,500
Photovoltaic - Residential	8	\$ 192,335
Plumbing - Residential	9	\$ 5,300
Residential - New	7	\$ 2,951,998
Right of Way	3	\$ -
Sign	1	\$ 100
Swimming Pool	3	\$ 137,600
<b>Grand Total</b>	<b>44</b>	<b>\$ 3,625,658</b>

**Building Inspections 195**

**September 2021**

Permit Type	Count	Construction Value
Accessory Structure	4	\$ 56,570
Commercial - Remodel/Addition	1	\$ 65,000
Grading	1	\$ 80,000
Manufactured Home	1	\$ 10,000
Photovoltaic - Residential	11	\$ 310,474
Plumbing - Residential	4	\$ 8,300
Residential - New	17	\$ 5,944,320
Residential - Remodel/Addition	1	\$ 250,000
Right of Way	12	\$ 3,700
Swimming Pool	3	\$ 134,600
<b>Grand Total</b>	<b>55</b>	<b>\$ 6,862,964</b>

**Building Inspections 469**

**September 2020**

Permit Type	Count	Construction Value
Accessory Structure	10	\$ 370,952
Commercial - Electrical	1	\$ 3,000
Commercial - New	1	\$ 728,946
Commercial - Remodel/Addition	1	\$ 325,000
Demolition	1	\$ -
Electrical - Residential	3	\$ 1,000
Grading	1	\$ 8,000
Photovoltaic - Residential	3	\$ 30,784
Plan Review ONLY	3	\$ 1,130,211
Plumbing - Residential	5	\$ 3,800
Residential - New	21	\$ 8,752,434
Right of Way	2	\$ 120
Sign	4	\$ 50,500
Swimming Pool	7	\$ 291,573
<b>Grand Total</b>	<b>63</b>	<b>\$ 11,696,320</b>

**Building Inspections TBD \$ 238**

**Economic Development Advisory Comm. - Includes  
Action Items**

**E. 1.**

**Meeting Date:** 10/14/2021

**Staff Contact:**

**Contact Phone Number:**

**Agenda Item Type:**

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**AGENDA ITEM:**

Consideration and Action to Approve the Minutes of the Regular Meeting of June 10, 2021.

**BACKGROUND INFORMATION:**

Attached are the minutes of the June 10, 2021 meeting.

**SUGGESTED MOTION:**

I move to Approve the Minutes of the Regular Meeting of June 10, 2021.

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**Attachments**

06102021 - Minutes

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**Form Review**

Form Started By: Tamara Garro  
Final Approval Date: 10/07/2021

Started On: 10/07/2021 12:17 PM



# Town of Wickenburg

## MINUTES

### ECONOMIC DEVELOPMENT ADVISORY COMMISSION REGULAR MEETING Thursday, June 10, 2021 - 8:00 A.M. 155 N. TEGNER - COUNCIL CHAMBERS WICKENBURG, ARIZONA 85390

A. **CALL TO ORDER** – Chair Keen called the meeting to order at 8:02 AM

B. **ROLL CALL**

Dave Keen	Chair	Present
Brenda Crissman	Vice Chair	Absent
Royce Kardinal	Commissioner	Present
Ron Klaphake	Commissioner	Present
Jacqueline Miller	Commissioner	Present
Dwight Zemp	Commissioner	Present
Connie Jenson	Commissioner	Absent
Kristi Henson	Council Liaison	Present
<b>Staff Present</b>		
Vince Lorefice	Town Manager	Present
Tim Suan	Deputy Town Manager	Present
Tamara Garro	Administrative Assistant	Present

C. **CALL TO THE PUBLIC** – None

D. **NEW BUSINESS**

1. Approval of the Minutes - Meeting of April 8, 2021

Member Klaphake pointed out an error on page 7, section E in the second bullet where it reads Chair Klaphake is should read Chair Keen.

Vice Mayor Henson pointed out an error on page 4 on the second line where it reads Rancho Vista it should be Bradshaw Vista.

Member Zemp pointed out a clarification on page 3 in the second paragraph where is reads “doesn’t want an average study.” and instead should read “is looking for a study specific to Wickenburg”.

**MOVED BY** Member Kardinal to approve the minutes of April 8, 2021 with the noted changes.

**SECONDED BY** Member Klaphake

**VOTE:** 5-0 (Chair Keen, Members Kardinal, Klaphake, Miller and Zemp)

2. Introduction to Deputy Town Manager, Tim Suan

Town Manager Lorefice said Deputy Town Manager Suan is three weeks in now and after the marathon council meeting this week he’s being thrown in. Deputy Town Manager Suan has a lot of economic and community development experience.

Deputy Town Manager Suan shared he was with the City of Page for the last three years. He said that he helped to bring in a regional commercial airline which charges \$40 from Phoenix. The City of Page had 5 million visitors a year and was featured in Motor Trend Magazine. Deputy Town Manager Suan said he partnered with 27 hotels and held weekly meetings with them through COVID. He believes that the Town of Wickenburg has many similarities with community silos. He said we need to get out and communicate as there are overlapping opportunities. We should be strong advocates, strategize alignment goals and carry that momentum forward.

Member Klaphake welcomed Tim and said he'd like to schedule lunch to speak further.

Chair Keen thanked council for the position and for realizing the importance of it. There is a changing of the guard. With Cindy Logan as chair there was a different function and feel. Chair Keen only plans to be chair through the remainder of the year. He would like to recognize Cindy Logan for her contributions. He also wanted to recognize Julie Brooks, the Executive Director of the Chamber of Commerce as this is her last report to this commission. He said he's looking forward to Member Kardinal's next 30 years as well. With new ideas and reaching out to the community we'll have a strong lead into 2022. He said this is his intro to his future exit. He'd like to recognize Julie Books and Cindy Logan. He said it's time for fresh ideas.

### 3. Discussion Regarding New Businesses and Building Reports

Chair Keen stated he would like to see information going forward and not just data. He asked everyone what the function is as a commission. He asked if staff could put together simple graphs to include total value to show if we're trending up or down. This could be shared with the business community to show trend hikes. We have such seasonality here. Town Manager Loreface said that he's heard this for years from EDAC and this would be good info to collaborate with Deputy Town Manager Suan on.

Member Klaphake said he appreciated the summaries. He said data doesn't bother him and that graphs are showy. He asked if we could share what the \$4M was in April under commercial construction?

Town Manager Loreface stated that without Director Boyle he's unable to answer that. Additionally, we need to be careful of confidentiality. We don't share too much info until the entities are comfortable and okay us to share. When we work with potential businesses there is a fine line. He said everyone reviews information differently though with a graph and story-telling could be good. We can combine a level of detail and story-telling. He said where we've not done a good job is looking at the future. Deputy Town Manager Suan will be helpful with this.

Member Klaphake stated that he's not wanting to know confidential information just the details that are listed on the published reports. Deputy Town Manager Suan said we can look into getting those and look at the trends. He stated development likes seeing other development.

Chair Keen said that forward looking details such as year over year will be tricky with COVID. He is envisioning a packet for people looking at investments and new residents. He asked if staff can include the detail for items over \$500K.

Member Zemp asked if it's possible to get the details around the increase of our tax base as that would be a good indicator.

Chair Keen asked Tim to share key metrics for the commission at the next meeting and bring back what he is thinking about.

Deputy Town Manager Suan started by asking the commission what are we doing? We can take a look at the STAR report, leakage reports, and sales tax reports. At the end of the day we need a lot of information to synthesize our goals and objectives. He asked what the nexus is that we are advocating for? There are other sides to the story and we need to tell the story to the best of our ability.

#### 4. Discussion Regarding Workforce Development at the Wickenburg Public Library and Learning Center Report

Chair Keen shared that Julie Huston was not present and asked if there were thoughts or question on this report before we moved on.

Member Miller said that workforce with growth is impending. She said a qualified workforce needs small roles and services. She doesn't know if child care and rent are a potential issue. She asked how we are attracting outside of the area and how are we helping renters. She asked what are we doing and what can we do on a community workforce basis. She stated she likes the job fairs and feels there is a major need and asked where we are with helping to find the needed workforce.

Deputy Town Manager Suan said that due to a lack of resources such as workforce, childcare, and housing in Page is part of the reason he moved back. He shared that he held workforce Wednesday every other week/month. He would meet with the high schools, county, community members, and HR Directors to talk about issues. He asked what the hot topics are. He would like to empower Julie Huston. We need to be looking at both sides of business development and job seekers including ATS (Applicant Tracking System). Institutions like Banner use ATS. However, he said there can issues when software doesn't read correctly and categorizes applicants wrong. He provided the examples of CPA and CPM. There are qualified applicants but they can't sell themselves. He said there needs to be a skills gap analysis to determine what jobs and skills are missing.

Member Kardinal asked what our current unemployment rate is. Deputy Town Manager Suan stated he can get that.

Member Klaphake said there are major employer differences to get workers. He said workforce housing is the real issue and that jobs are here but wealth is spent in neighboring cities and towns.

#### 5. Discussion Regarding Wickenburg Chamber of Commerce Report

Chair Keen asked Julie Brooks how many reports she'd prepared for EDAC over the years. Executive Director, Julie Brooks said until this year meetings were held monthly over the last 33 years so, a few. Chair Keen said he's ready for her best report.

Director Brooks said they've been talking to a high-end international investor that would like to invest in the Town of Wickenburg. She shared that this investor currently has resorts and a business in Mexico. She said a couple came through that had contacts with the equestrian lifestyle and pro rodeo and that they're looking at a high-end RV resort likely to include an arena. She provided them with demographics, the 2011 Visitor Study, and realtor information. She said there is potential interest in talking with Director Boyle about the good, bad and ugly. She also said that per Member Miller's earlier comment around not having workforce housing this has been an issue for over a decade. She moved on to share that there is a quarterly luncheon on June 25th. The Foundation for Senior Living Director, Krista Schwartz is one of three speakers at the

event. It will be a hybrid event with inhouse attendees and Zoom due to health and safety issues. In regard to workforce housing she sat down with Mayor Pereira and Vice Mayor Henson looking at pieces of land and then gave a tour and within 2 or 3 weeks the property for Habitat for Humanity was purchased. She shared that the presentation topics include workforce housing, Palo Verde Nuclear Plant expansion with Kory Raftery and a number of employers from the Town of Wickenburg. She said these are the items that were not in the attached report.

Member Klaphake asked Director Books if she had any parting words and what we should be looking at for the next five years.

Director Brooks said work on workforce housing. She shared that 48 years ago she and her husband had to live with family because they couldn't afford their own place and that it took each of them working three jobs to finally afford it. She said the town is late in the game and that we are a bedroom community out of Phoenix and need to continue to hire qualified people. She's excited to see how we are stepping up with an economic development professional so that we don't have to recreate the wheel.

Member Klaphake asked Director Brooks if that is an application to serve on the EDAC Board.

Deputy Town Manager Suan thanked Director Brooks for her kind words. He said hard conversations need to be had and we need to voice ourselves. He said we know we won't make everyone happy. He stated we'll need apartments and has heard some don't like apartments, but does that mean we stop that?

Chair Keen said that current and past EDAC commissioners thank you and are pleased you will still be around.

#### 6. Update Regarding Housing Study, Newtown and Workforce Housing

Town Manager Lorefice said we're continuing to move the ball. There was a presentation to Council last month regarding Newtown. He said we don't want all our eggs in one basket and that Newtown is just one tool that is an option and we will continue with discussions. He said that Council had interest but it comes down to money. He said that per Stephanie Brewer of Newtown, a lot of communities write the check but that's not what the Town of Wickenburg is looking to do. He said we can contribute toward this. Not everyone that commutes want to live here. It's not realistic to think if we build they will live here. He shared that the budget passed and now we need to revise the scope of the housing study. He reminded the commission that we can't take any official action until July 1st and that we are looking at a September time frame for completion of the study. The study may show additional needs that will help with Newtown or other options that will need to be scoped out to show the needs. He said a community land trust is really the only viable option within the town limits. We can look outside of town limits and still have a positive impact with Congress, Wittmann, Morristown and Aguila as they all shop here. We need to look for development to build and cut the commute shed cut in half. He said we need to focus on the study for true data.

Town Manager Lorefice shared that Council asked Newtown for next steps. He said we need to know what the financials look like, number of units and details on the subdivision concept. He said this would be the first time that Newtown is doing something like this. He said we're getting closer with key stakeholders but need the study to show return on investment.

Member Zemp asked if we have surveyed businesses to see if they are willing to start funding workforce housing.

Town Manager Lorefice said we've not done a formal survey only conversations around the general need for housing. We spoke with larger employers but not mom and pop businesses. There are too many questions without a study. Stakeholders want a guarantee. We know a number of Town of Wickenburg employees fit into workforce housing. He used the example that if the Town of Wickenburg invests in a 50-home development what is the guarantee that housing would be open for Town of Wickenburg employees. We need foundations and non-profits taking the lead.

Member Zemp stated that as a business owner he relates. He said that if the Town of Wickenburg contributed money then we would also have businesses that contribute. He asked which businesses are most impacted.

Town Manager Lorefice said it's hard to tell the number of employees and average compensation based on industry.

Member Zemp asked if we have explored tax incentives/credit to fund workforce housing.

Town Manager Lorefice said that government incentives are limited. Allowing incentives are tough. The City of Peoria is in the middle of something like this. He said the town should be a player but this needs to be based on private industry and people. We need a key seat but need a foundation.

Member Zemp asked if we are getting two different responses given we are straddling two counties.

Manager Suan said he's met with the former Mayor in Prescott who now represents Yavapai County District 1 and that the proof is in the pudding. He said negotiations from hospitals and schools leveraging everything that is on the table is key. He said we're heading in the right direction.

Member Kardinal said that annexation questions should be included in the study.

Chair Keen said housing is tough and we might think if we solve housing that is solves everything.

Town Manager Lorefice said the study will provide options around housing feasibility and that he's talked with Deputy Town Manager Suan as we look at gap analysis items. He said a year ago he brought the Buxton study to council but it was not approved to move forward as the annual cost was \$70K a year. As we go through this study and prove we can use this data we can go from there. He said for example, where do you buy shoes here and is there a market for shoes?

Director Brooks said we had two shoe stores previously and they could exist.

Town Manager Lorefice asked where are we today while stating that is speculative. He said buying data is important and with different clientele in our community our demands will change. What other boutiques do we need?



Chair Keen said the need might not be single family homes. He asked if the scope of the study is not limited to community land trust.

Town Manager Lorefice stated that Newtown is not part of the product. The big picture is to carve out the need. He said in talking to Council Member Bratcher there are not a lot of options to downsize right now. That shift isn't happening due to the market. He asked how does the study help to make housing attainable versus affordable. He said the emphasis is on workforce housing needs.

Council Liaison Henson said that before Member Kardinal's comment we need a study with a proposal of condos, patio homes or town homes. She said she is curious about land owners outside of town and where annexation comes into play. She said that's contiguous to the town.

Town Manager Lorefice said we need to be careful of scope creep as the \$20K study doesn't include annexation. He said that Director Boyle and Town Manager Suan talked about an annexation strategy. He said over the last eight years, 90% have been them coming to us and we can tell that story. He asked what is the tolerance for public housing and alternate building/housing.

Chair Keen said that is a future agenda item.

Director Brooks said that the last study they did was an inventory of land that was mapped out and then convinced landowner Bradshaw.

Member Miller asked for those that can't afford housing what does that look like.

Chair Keen asked if the study includes things other than housing. He said that not everything needs to be in the study and now with Deputy Town Manager Suan is here we can work with him. He posed the question what is the most important thing that EDAC can do?

Council Liaison Henson said that with the study the commission can go back to meeting monthly versus every three months.

Town Manager Lorefice said we can schedule if there is demand or a need and said there is flexibility. We may get to a point where we need to meet every two weeks. Manager Suan's role is a hybrid. He said while he's the Deputy Town Manager, 80% of his role is economic development. He said his focus is on tourism, marketing and quality of life as the recipe for success. He said your word in the community is more impactful as we're seen as government. He stated that the commission telling the story outside of these walls to their circle of influence/network is the key element.

- E. SCHEDULING OF FUTURE AGENDA ITEMS & UPCOMING MEETINGS - Meetings for 2021 will be 2nd Thursday at 8:00 AM in January, April, July and October. The next meeting will be October 14, 2021 @ 8:00 AM

Chair Keen said we might want to cancel the summer months as it doesn't make sense until we have traction with the study.

Town Manager Lorefice said that our next meeting is scheduled for October 14, 2021 and

we should have things in place by that time. We can send out the study by then and can discuss. We can adjust and leave that as a target.

Chair Keen thought we should put September on the calendar just in case.

Deputy Manager Suan said let's target October 14, 2021 as that's good. That will give us time for homework. We should also look at the EDAC strategy and General Plan. He said we have a couple years to revamp the intent of the Town of Wickenburg. He suggested reviewing when not in the room to find those deficits and bring back to the table.

Chair Keen said let's hold September 16, 2021 on the calendar.

Member Klaphake said looking at the study is the first piece then we can look at land and other issues.

Town Manager Lorefice didn't want to push out too far and to go ahead and ear mark September 16, 2021. He said if we have the data by then we'll keep the commission posted.

Chair Keen asked if we can send that date out to the commissioners not present today. He also asked if annexation is appropriate for EDAC or Planning and Zoning.

Town Manager Lorefice stated that it's probably Planning and Zoning but EDAC should hold a combined meeting to talk that through. If the two groups gave a recommendation to Council that would be powerful.

- Discussion regarding tolerance for alternate housing
- Discussion regarding annexation strategy and possibilities
- Update Regarding Housing Study, Newtown and Workforce Housing

#### F. ADJOURNMENT

**MOVED BY** Member Klaphake to adjourn the meeting at approximately 9:32 AM

**SECONDED BY** Member Zemp

**VOTE:** 5-0 (Chair Keen, Members Kardinal, Klaphake, Miller and Zemp)

ATTEST:

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Dave Keen, Chair

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Tamara Garro, Administrative Assistant