

Minutes of the work session of the Winslow City Council held on March 14, 2023 at 5:00 P.M. in the main hall of the Winslow Visitor's Center, 523 West Second Street, Winslow, Arizona.

**MEMBERS PRESENT:**

Mayor Cano, Councilmember Cake, Councilmember Crisp, Councilmember MacLean, Councilmember McKee (via Zoom), Councilmember Nelson, Councilmember Tafoya

**MEMBERS ABSENT:**

None

**STAFF:**

David Coolidge City Manager, Michelle Stinson City Attorney, Suzy Wetzel City Clerk, Tim Westover Public Works Director, Una Wirkebau Economic Development Director

Mayor Cano called the meeting to order. The Pledge was given and the Invocation was offered by Councilmember Tafoya. Roll call was taken and Councilmember Nelson was absent. Motion: Moved by Councilmember Cake, seconded by Councilmember Tafoya, to excuse the absent member. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee and Tafoya voting yes. Councilmember Nelson arrived at 5:40 p.m.

**DISCUSSION REGARDING DOWNTOWN REDEVELOPMENT VISION PLAN INCLUDING PRESENTATION FROM JOHN BOONE WITH ORCHESTRA PARTNERS**

After briefly discussing a background of his organization, Orchestra-Partners, John Boone provided a PowerPoint Presentation regarding Downtown Winslow Planning & Development. A copy of the presentation was provided to the Council and included information regarding The Orchestra Process: A True Public-Private Partnership including their approach to Urban Economic Development which involves three steps that lead to implementation.

**Step 1: Vision Planning**

Orchestra unites public and private interests under a shared vision which is codified and used to recruit investors. Information in the Vision Planning portion of the presentation included principals in urban design, moving the vision forward and recommendations.

### Step 2: Seed Fund Formation

Orchestra builds a local redevelopment fund to ensure timely and reliable action on key properties. Information in the Seed Fund portion of the presentation included details information on how projects are funded.

### Step 3: Pre-Development

Municipal-sponsored Pre-Development creates an entitled, planned budgeted and incentivized project. The Pre-Development portion of the presentation contained tasks involved with this step including title work, site surveys, environmental reports, engineering and conceptual design.

With regard to implementation, Mr. Boone explained that Orchestra coordinates acquisitions, optimizes deal structure, manages construction, directs leasing efforts and generally guides the Fund's implementation of the Plan over many years. Mr. Boone also discussed the Estimated Delivery Timeline.

At the conclusion of the presentation, Mr. Boone responded to various questions and comments from the Council. In response to a question from Councilmember Crisp, the City Attorney briefly commented on the gift clause as it might relate to downtown redevelopment.

After Mayor Cano discussed her vision for downtown, Mr. Boone responded to a question from the mayor regarding property owners' reluctance to participate in the opportunity to redevelop their property.

At the request of the City Manager, Zoning Hearing Officer Jason Sanks provided information regarding his involvement with the Litchfield Park downtown redevelopment project. Mr. Boone also provided additional information regarding the Seed Fund.

## **ADJOURNMENT**

Motion: Moved by Councilmember Cake, seconded by Mayor Cano, to adjourn at 6:00 p.m. Motion passed unanimously with Mayor Cano and Councilmembers Cake, Crisp, MacLean, McKee, Nelson and Tafoya voting yes.

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Mayor

Attest:

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City Clerk

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the work session of the Winslow City Council held on March 14, 2023 at 5:00 P.M. I further certify that the meeting was duly called and that a quorum was present.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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City Clerk