

**MEETING MINUTES OF  
THE CITY OF ELOY  
DOWNTOWN ADVISORY COMMISSION  
Regular Meeting  
Wednesday, May 1, 2019  
3:00 PM  
CITY HALL COMMUNITY ROOM**

**I. CALL TO ORDER**

Vice-chairperson Benner called the meeting to order at 3:04 p.m.

**II. ROLL CALL**

**Members Present:**

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

**Members Absent:**

- Ralph Varela (excused)
- Betty Peterson (unexcused)

**Staff/Others Present:**

- Jon Vlaming, Community Development Director
- Joel G. Belloc, Mayor
- Daniel Snyder, Council Member
- Georges Reuter, Council Member
- Belinda Lopez, Planner
- Miguel Lopez, Encore Family Restaurant/Owner

**III. CALL TO THE PUBLIC**

Mr. Miguel Lopez owner of Encore Family Restaurant was present to be part of the façade grant rehabilitation program overview agenda item.

**IV. MOTION TO APPROVE THE MARCH 6, 2019 MEETING MINUTES OF THE DOWNTOWN ADVISORY COMMISSION.**

Vice-chairperson Benner asked for a motion to approve the meeting minutes of the Downtown Advisory Commission. Commissioner Morales asked for the meeting minutes to be revised to address agenda item II. Roll Call: Commissioner Allen Crawford was

*Downtown Advisory Commission Meeting minutes*

*Wednesday, May 1, 2019*

absent. Commissioner Myers made a motion to approve the March 6, 2019 meeting minutes as presented. Commissioner Crawford seconded the motion. The motion was approved with a vote 4-0.

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

**A. UPDATE ON THE MAIN STREET ARCADE RENOVATION PROGRAM. –** Mr. Vlaming provided an update on the Main Street Arcade Renovation and mentioned the Architect Blank Studio had provided some direction on the façade. The budget was still approximately 160K and that it was still in the updating mode and that there has been lots of discussion and interest. Vice-chairperson Benner asked how soon the City Council would move to the next step. Mr. Vlaming responded in the next sixty days.

**B. CONFIRM PREPARATIONS FOR THE MAY 3<sup>RD</sup> VACANT BUILDING TOUR. –** Vice-chairperson Benner mentioned that there would be two possible opened buildings for view. One being the old Jerry’s Pharmacy located at the northwest corner of Main Street and 4<sup>th</sup> Street owned by Diversified Tax Certificates, LLC. The property is being listed by Mr. Roy Garrison with Ivory Towers. The second building would be the Carniceria building located at the southeast corner of Main Street and 5<sup>th</sup> Street with a new realtor company representing Maxima Meat Market/Carniceria Maxima LLC. Vice-chairperson Benner mentioned that he handed out invitations to all the open businesses and did not get a lot of interest from them. He mentioned that the vacant building at the northeast corner of Main Street and 4<sup>th</sup> Street owned by Mrs. Isabel Zenil could have been sold or leased. Mr. Vlaming added that Staff provided information over the counter on the same property.

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

**A. REVIEW THE APPLICATION CRITERIA FOR THE FAÇADE GRANT REHABILITATION PROGRAM–** There was a lengthy discussion among the Commission members, and Council Members in attendance as to what they would like to recommend to the Eloy City Council regarding a proposed revision to the application criteria for the façade grant. The purpose of this façade grant program pertains to existing buildings fronting on both sides of Main Street between Frontier Street and 11<sup>th</sup> Street and also existing buildings fronting the north side of West Frontier Street to the east of Washington Street and to the west of Tryon Avenue. The grant awards are intended to directly and indirectly update and improve the building exterior façade(s) that face(s) Main Street and Frontier Street. Such improvements would enhance the aesthetics and marketability of the Downtown, economically revive the community’s primary downtown corridors and promote commerce.

The Façade Grant Program has received one application with a request for an air conditioning unit. Based on the request and review criteria, the Downtown Advisory

Commission made a recommendation to deny it. There has been no other applications submitted.

Mr. Lopez, owner of Encore Family Restaurant was given an opportunity to speak. He expressed that (as of February) it has been two years since he took over the business. In order to get a loan from a bank he must have a two year business relationship. He was present at the meeting today to ask the City of Eloy for help and see how the City can help him. Council Member Snyder asked if there was such a thing to hire a contractor to oversee the improvements like residential contractors. They would then receive money from the bank and then oversee the improvements on behalf of the owner. There was a discussion if the bank could loan the money to the business owner and if the City could be a co-signer-for example.

Council Member Reuter asked when was this program was approved because no one in the City of Eloy mentioned it or offered him this grant. Mr. Vlaming responded that it was adopted by Council after his project was approved. There was a significant amount of discussion by the members to reduce the financial barriers to make the program work for the property owners. At the end of this discussion, staff indicated that they would take this input and create a legislative draft of the application, to be brought back to the Commission at the next meeting for review and refinement.

## **VII. COMMUNICATIONS:**

- A. UPCOMING MOVE OF THE CHAMBER OF COMMERCE** – Vice-chairperson Benner indicated that they would be moving close to the end of June with the help of Community Services Department Staff. The Museum will be in by Labor Day.
- B. COUNCIL ACCEPTANCE OF THE ELOY TRANSIT FEASIBILITY STUDY** – Mr. Vlaming commented that there was a presentation by Jason Hafner, from the Sun Corridor Metropolitan Planning Organization on the Eloy Transit Feasibility Study. He noted that the Mayor and City Council had accepted it at their meeting in April. He also identified that Pinal County is also working on a regional approach to manage transit service for the communities in Central Pinal County. Council Member Snyder said that the implementation portion of the Eloy Transit Study is to be determined. Mr. Vlaming added that the Greyhound Line and bus services are open for patrons at the Love's Truck Stop located at the southwest corner of Sunland Gin Road and Interstate 10.

- VIII. GOOD OF THE ORDER** – Vice-chairperson Benner mentioned about the upcoming Eloy Chamber Luncheon on May 2<sup>nd</sup> at the Eloy Santa Cruz Library with Mrs. Lani Lott as the speaker. Ms. Lott has over 28 years of working in the field of downtown development and economic revitalization. Her speech is “It takes a Community.” He also mentioned that on May 27<sup>th</sup> there will be a Memorial Program, and that on June 19<sup>th</sup> the Eloy Chamber Mixer is hosted by Great Western Bank on Main Street.

Council Member Snyder inquired about the direction of the Dust Bowl Theater, relative to stabilizing the building or considering it for removal. He thought that the Downtown Advisory Commission would make a recommendation to the Mayor and City Council. Vice-Chairperson Benner explained that the Downtown Advisory Commission came up with three options. 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.

## **IX. MOTION TO ADJOURN**

Vice-Chairperson Benner asked for a motion to adjourn. Commissioner Myers moved for a motion to adjourn the meeting and was seconded by Commissioner Crawford. The motion to adjourn passed 4-0 and the meeting adjourned at 4:22 p.m.