

**MINUTES OF
THE CITY OF ELOY
BOARD OF ADJUSTMENT
Regular Meeting
Thursday, June 16, 2022 6:00 P.M.**

I. CALL TO ORDER

Vice-chairperson Ezequiel Cazarez called the meeting to order at approximately 6:02 p.m.

II. ROLL CALL

Members Present:

- Vice Chairperson Ezequiel Cazarez
- Board Member Natasha Tidwell
- Board Member Gavino Rojas
- Board Member J.W. Tidwell
- Ex-Officio Andrew Rodriguez

Absent:

- None

Staff/Others Present:

- Jon Vlaming, Community Development Director
- Belinda Cota, Planner
- Jeff Fairman, Economic Development Manager
- Chris Downey, Manufacturing Management Trainee
- Chuck Hockensmith, Area Sales Manager
- Bob Piasecki, Manager, Project Engineer
- Beth Straeten, Director of Corporate Communications
- John Yakowenko, Director of Engineering

III. INVOCATION

Vice Chairperson Ezequiel Cazarez led the Invocation.

IV. PLEDGE OF ALLEGIANCE

Vice Chairperson Ezequiel Cazarez led the Pledge of Allegiance.

V. MOTION TO APPROVE THE MAY 20, 2021 REGULAR MEETING MINUTES OF THE CITY OF ELOY BOARD OF ADJUSTMENT

Vice Chairperson Ezequiel Cazarez asked for a motion to approve the minutes. Board Member Gavino Rojas made a motion to approve the minutes as written. Board Member J.W. Tidwell seconded the motion. The motion was approved 4-0.

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

A. NOMINATE AND ELECT A CHAIRPERSON TO SERVE THE REMAINDER OF CALENDAR YEAR 2022.

Vice Chairperson Ezequiel Cazarez asked for nominations. Board member Rojas nominated J.W. Tidwell to serve as the Chairperson for the remainder of calendar year 2022. Board member Ezequiel Cazarez made the motion and it was seconded by Board member Rojas. Vote 3-1 (ayes: Ezequiel Cazarez, Gavino Rojas, J.W. Tidwell, Nos: Natasha Tidwell)

B. NOMINATE AND ELECT A VICE-CHAIRPERSON TO SERVE THE REMAINDER OF CALENDAR YEAR 2022.

The newly elected Chairperson J.W. Tidwell asked for nominations. Board member Rojas nominated Ezequiel Cazarez to serve and continue as the Vice-Chairperson for the remainder of calendar year 2022. Board member Gavino Rojas made the motion and it was seconded by Board member Natasha Tidwell. Vote 4-0 (ayes: Ezequiel Cazarez, Gavino Rojas, J.W. Tidwell, Natasha Tidwell, Nos: None.)

VII. COMMUNICATIONS:

A. OVERVIEW AND UPDATE OF THE NEW NATIONAL GYPSUM CORPORATION WALLBOARD MANUFACTURING FACILITY LOCATING IN ELOY.

Chairperson J.W. Tidwell opened the meeting for discussion. Mr. Vlaming gave a brief introduction of the project. The representatives from National Gypsum Company (NGC) provided an overview and an update on the new National Gypsum wallboard facility which has initiated grading in the Sunshine Industrial Park. NGC purchased the property back in 2006 completed many of the offsite improvements then stopped development when the Great Recession hit in 2008. While the construction plans were put on the shelf at that time, NGC has maintained ownership and maintenance of the property. The recent strengthening of the economy throughout Arizona and the southwest caused the company to restart the project to achieve the vision they had approximately fifteen years ago. This meeting was a chance to reintroduce the project and NGC team to the Board of Adjustment and share their current plans for the Sunshine Industrial Park site.

Mr. Vlaming introduced Beth Straeten with National Gypsum. Beth introduced her team, Chris Downey, Manufacturing Management Trainee, Chuck Hockensmith, Area Sales Manager, Bob Piasecki, Manager, Project Engineer,

Beth Straeten, Director of Corporate Communications, John Yakowenko, Director of Engineering. The NGC team then proceeded with a short PowerPoint presentation as well as addressing the questions of the Board.

Board Member Rojas asked about the different types of wall board manufactured in this facility, which includes all types other than cement board. Ms. Straeten indicated that construction of the Eloy plant will create an estimated 500 temporary jobs, and hire approximately 100 full-time associates at the plant and quarry once fully operational. The plant will serve Arizona, California, Colorado, Nevada, Texas, Utah and surrounding Northwestern and Western markets via truck and rail. Grading began in Q2 of 2022 and the plant should be fully operational in Q4 of 2023. Ms. Straeten commented that community partnerships are critical to the NGC culture and mentioned some of their experience in that arena including the Tucson Cactus and Succulent Society, Veterans Organizations, the Phoenix Children's Hospital Foundation and the Tucson Children's Clinics for Rehabilitative Services. They look forward to participating in Eloy and asked for some guidance in identifying specific community needs.

Hearing no other comments, it was mentioned by Mr. Jon Vlaming that the representatives of Gold Bond Project also known as National Gypsum would be in front of the Board of Adjustment at the next Board meeting (July 21, 2022) for a variance application request.

VIII. MOTION TO ADJOURN

With no further business, Chairperson J.W. Tidwell asked for a motion to adjourn. Board member Gavino Rojas made a motion to adjourn. Vice-Chairperson Cazarez seconded the motion. The motion was approved by a vote of 4-0. The meeting adjourned at 6:35 p.m.