



**TOWN OF CAREFREE
PLANNING AND ZONING COMMISSION MEETING**

WHEN: MONDAY, FEBRUARY 14, 2022
WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377
LIVESTREAM: [HTTPS://ZOOM.US/](https://zoom.us/)
MEETING ID: 233 881 9248
PASSCODE: 1234
TIME: 5:00 P.M.

MASKS ARE REQUIRED

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Carefree Planning and Zoning Commission and to the public that the members of the Planning and Zoning Commission will hold a work session on Monday, February 14, 2022, at 5:00 p.m.

THE AGENDA FOR THE MEETING IS AS FOLLOWS:

CALL TO ORDER, SILENT ROLL CALL and PLEDGE OF ALLEGIANCE.

Members of the Planning and Zoning Commission and/or the Economic Development Advisory Committee may participate by technological means or methods pursuant to A.R.S. §38-431(4).

- ITEM #1** Approval of the Planning Zoning meeting minutes dated November 08, 2021.
ITEM #2 A presentation and discussion with Steve Prokopek, Economic Development Director, regarding to the recent appointment of the Planning and Zoning Commission to serve as the Economic Development Advisory Board as approved by Town Council on January 4, 2022.
ITEM #3 ANNOUNCEMENTS
ITEM #4 ADJOURNMENT

Dated this 9th day of February, 2022.

TOWN OF CAREFREE

Samantha Gesell

BY: _____
Samantha Gesell, Planning Clerk

Items may be taken out of sequence

Planning and Zoning/EDAB meeting will be broadcast via our Town of Carefree Zoom channel:

LIVESTREAM: HTTPS://ZOOM.US/
 MEETING ID 233 881 9248
 PASSCODE 1234

Join Zoom Meeting

<https://us06web.zoom.us/j/2338819248>

Meeting ID: 233 881 9248

Passcode: 1234

For telephone audio:

1.669.900.6833 or 1.253.215.8782



FOR SPECIAL ACCOMMODATIONS

Please contact the Town Clerk, 8 Sundial Circle (PO Box 740), Carefree, AZ 85377; (480) 488-3686, at least three working days prior to the meeting if you require special accommodations due to a disability.



**TOWN OF CAREFREE
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
DRAFT MINUTES**

WHEN: MONDAY, NOVEMBER 08, 2021
WHERE: ZOOM WEB*
TIME: 5:00 P.M.

Members of the Planning and Zoning Commission participated by technological means or methods pursuant to A.R.S. §38-431(4).

BOARD MEMBERS PRESENT VIA ZOOM:

Chairperson Tom Cross
Vice Chairperson Lyn Hitchon
Commissioner Heather Burgett
Commissioner Peter Burns
Commissioner Dan Davee
Commissioner Ralph Ferro

ABSENT:

Commissioner Phil Corso

STAFF PRESENT VIA ZOOM:

Planning Director, Stacey Bridge-Denzak; Town Administrator, Gary Neiss, Economic Development Director, Steve Prokopek; and Planning Clerk, Samantha Gesell

Chairperson Tom Cross called the meeting to order at 5:05 p.m.

ITEM #1 **APPROVAL** of the **PLANNING AND ZONING MEETING MINUTES** dated **JUNE 21, 2021**.

Vice Chairperson Hitchon **MOVED** to approve the Planning and Zoning meeting minutes dated May 10, 2021, as presented. **SECONDED** by Commissioner Ferro. **PASSED** unanimously.

ITEM #2 **CASE NUMBER:** 21-03-GPA
APPLICANT: Economic Development Division
Town of Carefree
8 Sundial Circle
Carefree AZ 85377

- CASE LOCATION:** Generally located at the Northwest Corner of Carefree Highway and Tom Darlington Drive
Tax Parcel Numbers: 216-32-056, 216-32-008J, 216-32-046, 216-32-045, 216-32-044
- ZONING:** Rural-70, Single Family Residential Zoning District / All Parcels
- REQUEST:** **AMEND** the General Plan 2030 Land Use Map and add a new Special Planning Area Land Use Category for the subject properties totaling approximately 21 acres located at and adjacent to the Northwest corner of Carefree Highway and Tom Darlington Drive.

Clerks note: Commissioner Phil Corso joined the meeting at 5:14 p.m., immediately recused himself and left the meeting due to a conflict of interest.

Planning Director Stacey Bridge-Denzak provided an overview of the proposed Major General Plan Amendment via PowerPoint as it relates to properties generally located at the Northwest corner of Carefree Highway and Tom Darlington Road.

Ms. Bridge-Denzak defined for the group, the difference between a “Major” and a “Minor” General Plan Amendment. Explaining, what makes the proposed subject amendment “Major” is that the zoning is going from a *residential* land use to a *nonresidential* land use, as well as creating a new Special Planning Area (SPA) land use designation. Outlining the hearing process, Ms. Bridge-Denzak explained the first, being this meeting, is heard by Planning and Zoning, and the second meeting is with Town Council, to either approve or deny, and requires 2/3 majority vote by Town Council. The public hearing with Town Council is scheduled for December 07, 2021.

Director Bridge-Denzak displayed an aerial view, outlining the five subject parcels, approximately 21 acres total and described the importance of the surrounding land uses.

Ms. Bridge-Denzak listed important planning and development criteria as it relates to a Special Planning Area land use designation:

- Establishes an adequate buffer to the very low-density residential neighborhood to the west.
- Provides for the continues preservation of the natural wash.
- Supports the Town’s fiscal and economic development goals and aligns with the evolving commercial nature and resort lifestyle found if the area.
- Utilizes high quality architectural character and is sited uniquely into the existing landforms complimenting the existing adjacent and nearby uses.
- Utilizes massing, height, and density to minimize site disturbance and is thoughtful of adjacent homeowner views.
- Focuses retail components east and south of the existing wash or where not to have an impact on existing residential.
- Incorporates the natural Sonoran Desert landscape.

Director Bridge-Denzak presented the General Plan Goals that the proposed amendment meets. Explaining that these goals are in place for a check and balance measure as to whether the proposed change is appropriate. These goals include:

- **Land Use Element Goal 1:** Encourage the transition from less intense to more intense land uses.

- **Land Use Element Goal 2:** Maintain and enhance the unique character of the community.
- **Open Space Element, Goal 1:** Preserve property with environmentally sensitive features; and Objectives/Policies.
- **Growth Element,** The Northwest Corner is identified as a “Future Growth Area”.

Planning Director Bridge-Denzak stated that all Citizen Participation and Public Hearing notification procedures were properly followed and legally executed according to State and Town requirements.

In summary, the Major General Plan Amendment constitutes an overall improvement to the Town’s General Plan and benefits the community with no intended adverse impacts.

Town of Carefree Economic Development Director, Steve Prokopek presented via PowerPoint. Mr. Prokopek provided an overview of the outcomes from discussions held at each neighborhood meeting. Conversations addressed building heights, adequate buffers to the adjacent neighborhood, architectural context and quality, view sheds, access nuisances such as light and noise, and limited commercial uses in association with the overall development. From these discussions, Mr. Prokopek explained that he revised the proposed land use to accommodate to the extent possible the neighbors’ concerns without compromising the Town’s goals. Adding, that it comes down to the idea of execution at this point and making sure that when we go through the zoning process that we follow through on the items discussed.

Commissioner Burgett asked for the definition of *commercially branded architecture*? Mr. Prokopek responded that in this area, the Town wanted to make sure that we didn’t have something that felt commercially branded and want to utilize the term “unique architecture and design”. If there is going to be any ancillary type of commercial, there may be a sign noting that, but it will not be the typical commercially branded sign or architecture.

Commissioner Burgett asked, what are some of the things that can be done to minimize the impact to neighbors? Mr. Prokopek explained that one of the key factors on the proposed property is the existing dense foliage. The goal will be to maintain that existing foliage in and around the wash specifically. Mr. Prokopek added, when the time comes to look at setbacks and buffering, assuring that through site planning, the uses that could be along the outskirts of the wash, both north and west, whether it be a casita or villa, look and feel like a residential component.

Commissioner Burgett inquired on the long-term implications of the Town’s resource usage and management. Carefree Water Company General Manager, Greg Crossman responded, that any type of intensification or more intense land use is going to have an impact on our water resources. What has been done is we have planned and focused on the Town’s water resources to have some buffer for economic development and economic revitalization. Mr. Crossman explained the current annual C.A.P. water allocation is approximately 1300-acre feet, utilizing 1000-acre feet per year. This provides 300-acre feet per year of buffer earmarked for future development of undeveloped lots in Carefree, which will use approximately 150 acre-feet of that buffer. Leaving 150-acre feet for utilization toward economic development and revitalization. Noting, in addition to the CAP allocation, the Town also has ground water resources available.

Mr. Greg Crossman expressed the importance of utilizing our water resources wisely and putting our water resources toward developments and uses that will benefit the community of Carefree.

Chairperson Cross opened the public hearing asking for comments from the public.

Rocky Benedito questioned if Tom Darlington Drive and Scottsdale Road are Scottsdale’s right of way and who pays for the road construction costs of developing the access to the proposed project? Economic Development Director Steve Prokopek responded that typically the developer pays for offsite improvements related to the specific development.

Mo Benedito asked when the voters will have the opportunity to vote on this proposal? Planning Director Stacey Bridge-Denzak responded that it does not go to a public vote, it goes to Town Council for consideration.

Janet Veves asked if the 150-175 number of beds being discussed was for this proposal or the entire Town? Mr. Prokopek responded that it is for the subject site and taking into consideration the density and size of the site, an estimated 150 rooms is feasible for this location, but could be less.

Ms. Veves expressed concern regarding safety of ingress and egress at Languid Lane meeting the entrance to The Boulders onto Tom Darlington Drive and asked what more can be done to make this safer? Mr. Prokopek explained safety is a concern and this will be a priority as this area gets evaluated.

Sue Hardie provided comments regarding the potential number of beds and the ingress and egress of traffic.

Ms. Hardie asked for clarification of the \$800,000 potential tax revenue. Mr. Prokopek explained that the \$800,000 is looking at the direct revenue that the Town can generate from this type of use.

Chairperson Cross closed the public hearing.

Commissioner Burgett asked, as we evaluate the need to generate revenue streams to the Town, we need to be conscious of density and the potential impact on the natural environment. As the Planning Commission, we need to address the value of the natural desert environment and not diminish this value proposition.

Vice Chairperson Hitchon **MOVED TO RECOMMEND** to Town Council approval/denial for Case Number 21-03-GPA, a Major General Plan Amendment including the additional permitted and prohibited uses as discussed with the Special Planning Area designation. **SECONDED** by Commissioner Ferro. **PASSED** 4-2, with Commissioners Burgett and Davee dissenting.

ITEM #3 ANNOUNCEMENTS

There were no announcements.

ITEM #4 ADJOURNMENT

The meeting was adjourned by unanimous consent at 6:34 p.m.

PLANNING AND ZONING COMMISSION

Tom Cross, Chairperson

ATTEST

Samantha Gesell, Planning Clerk

STAFF REPORT – PLANNING & ZONING COMMISSION



MEETING DATE: February 14, 2022

Agenda Item #: 2

SUBJECT:

A presentation and discussion with Steve Prokopek, Economic Development Director, regarding the recent appointment of the Planning and Zoning Commission to serve as the Economic Development Advisory Board as approved by Town Council on January 4, 2022.

ATTACHMENTS:

- Exhibit "A": Arizona Revised Statutes for Redevelopment
- Exhibit "B": Revised 24-Month Economic Development Work Plan

SUMMARY:

On December 15, 2020, the Carefree Town Council approved the *24-Month Economic Development Plan* (revised on January 4, 2022). Part of the *Plan* was the creation of an Economic Development Advisory Board (EDAB), a Town Council appointed position providing guidance to Council on economic development issues, such as economic development planning, programs, agreements and real estate transactions. EDAB would make recommendations to Town Council, similar to what the Planning and Zoning Commission does for planning cases and issues. However, it became apparent that many of the initiatives for economic development would require a significant amount of Planning and Zoning Commission input, and in the case of redevelopment, the Commission by law is required to provide a written recommendation on a Redevelopment Plan prior to final Council consideration.

As the Commission may recall, the P&Z Commission held a workshop, which included the Economic Development Technical Advisory Panel (EDTAP). This workshop was the first step in the public process to create the redevelopment area. It simply made sense to have active P&Z Commission engagement moving forward. Furthermore, economic development is a component to the General Plan, for which the Town is looking to update starting this year.

The additional responsibilities, outside the typical scope of the Planning and Zoning Commission, will include reviewing and making recommendations for the *24-Month Economic Development Work Plan*, reviewing any potential real estate decisions, reviewing potential funding options for infrastructure, and providing input on request for proposals (RFPs) and development agreements related to economic development projects.

EDTAP was created as a staff resource and sounding board for economic development. The EDTAP is made up of staff appointed experts in real estate, business, development and commercial design. EDTAP is not an official Town Committee, and to date has been an invaluable resource for the Economic Development Department. EDTAP members provide first-hand input on market conditions and the viability of economic development initiatives, and they provide access to resources, like data, and can assist with business development efforts. It is intended that the EDTAP will continue in its capacity as a staff, Planning and Zoning Commission, and EDAB resource.

PUBLIC PROCESS:

The above items are for Commission discussion only, and no action is required at this time.

36-1471. Definitions

In this article, unless the context otherwise requires:

1. "Area of operation" means the area within the territorial boundaries of the municipality.
2. "Blighted area" means an area, other than a slum area, where sound municipal growth and the provision of housing accommodations is substantially retarded or arrested in a predominance of the properties by any of the following:
 - (a) A dominance of defective or inadequate street layout.
 - (b) Faulty lot layout in relation to size, adequacy, accessibility or usefulness.
 - (c) Unsanitary or unsafe conditions.
 - (d) Deterioration of site or other improvements.
 - (e) Diversity of ownership.
 - (f) Tax or special assessment delinquency exceeding the fair value of the land.
 - (g) Defective or unusual conditions of title.
 - (h) Improper or obsolete subdivision platting.
 - (i) The existence of conditions that endanger life or property by fire and other causes.
3. "Bonds" means any bonds, including refunding bonds, notes, interim certificates, debentures or other obligations.
4. "Clerk" means the clerk or other official of the municipality who is the custodian of the official records of the municipality.
5. "Commission" or "slum clearance and redevelopment commission" means an agency of a municipality created pursuant to section 36-1476.
6. "Federal government" includes the United States or any agency or instrumentality, corporate or otherwise, of the United States.
7. "Local governing body" means the council or other legislative body charged with governing the municipality.
8. "Mayor" means the mayor of a municipality or other officer or body having the duties customarily imposed upon the executive head of a municipality.
9. "Municipality" means any incorporated city or town in the state.

10. "Obligee" includes any bondholder, agents or trustees for any bondholders, or lessor demising to the municipality property used in connection with a redevelopment project, or any assignee or assignees of a lessor's interest or any part thereof, and the federal government when it is a party to any contract with the municipality.

11. "Person" means any individual, firm, partnership, corporation, company association, joint stock association or body politic, and includes any trustee, receiver, assignee or other similar representative thereof.

12. "Public body" means the state or any municipality, county, village, board, commission, authority, district or any other subdivision or public body of the state.

13. "Real property" includes all lands, including improvements and fixtures on the land, and property of any nature appurtenant to the land, or used in connection with the land, and every estate, interest and right, legal or equitable therein, including terms for years and liens by way of judgment, mortgage or otherwise and the indebtedness secured by the liens.

14. "Redeveloper" means any person, partnership or public or private corporation or agency which enters or proposes to enter into a redevelopment contract.

15. "Redevelopment contract" means a contract entered into between a municipality and a redeveloper for the redevelopment of an area in conformity with a redevelopment plan.

16. "Redevelopment plan" means a plan, other than a preliminary or tentative plan, for the acquisition, clearance, reconstruction, rehabilitation or future use of a redevelopment project area.

17. "Redevelopment project":

(a) Means any work or undertaking:

(i) To acquire slum or blighted areas or portions of these areas and lands, structures or improvements, the acquisition of which is necessary or incidental to the proper clearance or redevelopment of these areas or to the prevention of the spread or recurrence of slum conditions or conditions of blight in the area.

(ii) To clear any areas by demolition or removal of existing buildings, structures, streets, utilities or other improvements thereon and to install, construct or reconstruct streets, utilities and site improvements essential to the preparation of sites for uses in accordance with a redevelopment plan.

(iii) To sell, lease or otherwise make available land in areas for residential, recreational, commercial, industrial or other use or for public use or to retain land for public use, in accordance with a redevelopment plan.

(b) Includes the preparation of a redevelopment plan, the planning, surveying and other work incident to a redevelopment project and the preparation of all plans and arrangements for carrying out a redevelopment project.

18. "Slum area" means an area in which both of the following are true:

- (a) There is a predominance of buildings or improvements, whether residential or nonresidential.
- (b) The public health, safety or welfare is threatened because of any of the following:
 - (i) Dilapidated, deteriorated, aging or obsolescent buildings or improvements.
 - (ii) The inadequate provision for ventilation, light, air, sanitation or open spaces.
 - (iii) Overcrowding.
 - (iv) The existence of conditions that endanger life or property by fire and other causes.

36-1472. Legislative finding and declaration of necessity

It is declared:

1. That there exist in municipalities of the state slum or blighted areas which constitute a serious and growing menace, injurious and inimical to the public health, safety, morals and welfare of the residents of the state.
2. That the existence of these areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of municipalities and retards the provision of housing accommodations.
3. That this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids provided by this article.
4. That the acquisition of property for the purpose of eliminating the conditions or preventing recurrence of these conditions in the area, the removal of structures and improvement of sites, the disposition of the property for redevelopment and any assistance which may be given by any public body in connection with these activities are public uses and purposes for which public money may be expended and the power of eminent domain exercised.
5. That the necessity in the public interest for the provisions of this article is declared as a matter of legislative determination.

36-1473. Finding of necessity by local governing body

A. A municipality shall not exercise any of the powers conferred on municipalities by this article until its local governing body adopts a resolution by a two-thirds vote finding both of the following:

1. One or more slum or blighted areas exist in the municipality.
2. The redevelopment of that area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the municipality.

B. A municipality must notify the owner of real property that is within the boundaries of a proposed redevelopment area of the time, date and location of a public meeting concerning the findings. The municipality must provide this notice by first class mail to the address stated on the most recent records of the county assessor.

36-1474. Powers of municipalities

A. Every municipality shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of this article, including the following powers in addition to others granted by this article:

1. To prepare or cause to be prepared redevelopment plans and to undertake and carry out redevelopment projects within its area of operation.
2. To arrange or contract for the furnishing or repair, by any person or agency, public or private, of services, privileges, works, streets, roads, public utilities or other facilities for or in connection with a redevelopment project, and anything to the contrary contained in this article or any other provision of law notwithstanding, to agree to any conditions that it deems reasonable and appropriate attached to federal financial assistance and imposed pursuant to federal law relating to the determination of prevailing salaries or wages or compliance with labor standards, in the undertaking or carrying out of a redevelopment project, and to include in any contract let in connection with a redevelopment project, provisions to fulfill the conditions as it deems reasonable and appropriate.
3. Within its area of operation:
 - (a) To purchase, lease, obtain options on, acquire by gift, grant, bequest, devise, eminent domain or otherwise, any real or personal property or any interest in the property, together with any improvements on the property, necessary or incidental to a redevelopment project.
 - (b) To hold, improve, clear or prepare for redevelopment any such property.
 - (c) To sell, lease, exchange, transfer, assign, subdivide, retain for its own use, mortgage, pledge, hypothecate or otherwise encumber or dispose of any real or personal property or any interest in the property in a redevelopment project.
 - (d) To enter into contracts with redevelopers of property containing covenants, restrictions and conditions regarding the use of the property for residential, commercial, industrial, recreational or other purposes or for public purposes in accordance with a redevelopment plan and the other

covenants, restrictions and conditions as the municipality deems necessary to prevent a recurrence of conditions that qualify an area as a slum or blighted area or to effectuate the purposes of this article. A municipality may not exercise the power of eminent domain unless the municipality makes a separate determination by a two-thirds vote of the local governing body that the property is critical to the project and the existing use of the property is not compatible with the proposed use and cannot be incorporated into or excluded from the proposed redevelopment project.

(e) To make any of the covenants, restrictions or conditions of the foregoing contracts covenants running with the land and to provide appropriate remedies for any breach of these covenants or conditions, including the right in the municipality to terminate these contracts and any interest in the property created pursuant thereto.

(f) To borrow money and issue bonds and provide security for loans or bonds.

(g) To insure or provide for the insurance of any real or personal property or operations of the municipality in a redevelopment project of the municipality against any risks or hazards, including the power to pay premiums on the insurance.

(h) To enter into any contracts necessary to effectuate the purposes of this article.

No statutory provision with respect to the acquisition, clearance or disposition of property by public bodies shall restrict a municipality in these functions with respect to a redevelopment project, unless the legislature specifically so states.

4. To invest any redevelopment project funds held in reserves or sinking funds or any redevelopment project funds not required for immediate disbursement, in property or securities in which savings banks may legally invest funds subject to their control and to redeem the bonds that have been issued pursuant to section 36-1481 at the redemption price established therein or to purchase the bonds at less than redemption price, all bonds so redeemed or purchased to be cancelled.

5. To borrow money and to apply for and accept advances, loans, grants, contributions and any other form of financial assistance from the federal government, the state, county or other public body or from any sources, public or private, for the purposes of this article, to give such security as may be required and to enter into and carry out contracts in connection therewith. Notwithstanding any other law, a municipality may include in any contract for financial assistance with the federal government for a redevelopment project conditions imposed pursuant to federal law that the municipality deems reasonable and appropriate and that are not inconsistent with the purposes of this article.

6. Within its area of operation, to make or have made all surveys, appraisals, studies and plans, including the preparation of a general plan for the development of the municipality, necessary to carry out the purposes of this article and to contract or cooperate with any and all persons or agencies, public or private, to make and to carry out the surveys, appraisals, studies and plans.

7. To prepare plans and provide reasonable assistance for the relocation of families displaced from a redevelopment project area to the extent essential for acquiring possession of and clearing the area or parts of the area to permit the carrying out of the redevelopment project.

8. To appropriate funds and make expenditures necessary to carry out the purposes of this article and to make expenditures from funds obtained from the federal government without regard to any other laws pertaining to the making and approval of appropriations and expenditures.

9. To exercise all or any part or combination of powers granted by this section.

B. A municipality must notify each owner of real property located within the boundaries of a proposed redevelopment project area of the time, date and location of a public meeting concerning the proposed adoption of the redevelopment plan if the municipality intends to acquire that owner's property or any interest in that property. The municipality must provide this notice by first class mail to the address stated on the most recent records of the county assessor.

C. The designation of an area as a slum or blighted area terminates ten years after this designation unless substantial action has been taken to remove the slum or blighted conditions. The termination does not affect existing projects as described in section 35-701, paragraph 7, subdivision (a), item (xi) that are within that designated area.

36-1475. Delegation of powers of municipalities

In undertaking redevelopment projects under this article, every municipality, by resolution of its governing body, may delegate to the slum clearance and redevelopment commission of the municipality, if any, created by it pursuant to section 36-1476, as an agent of the municipality any or all of the powers conferred upon municipalities by this article except the power to borrow money, issue bonds, acquire and dispose of real property, enter into contracts with the federal government or any public body, prepare a general plan for the development of the municipality or approve redevelopment plans.

36-1477. Interest of public officials, commissioners or employees in project prohibited

A. A public official of a municipality, commissioner or employee of a housing authority or slum clearance and redevelopment commission to which the powers of a municipality have been delegated pursuant to this article shall not voluntarily acquire any interest, direct or indirect, in a redevelopment project or in any property included or planned to be included in a redevelopment project of the municipality or in any contract or proposed contract in connection with a redevelopment project. If an acquisition is not voluntary, the interest acquired shall be immediately disclosed in writing to the local governing body and the disclosure shall be entered upon the minutes of the governing body.

B. If any official, commissioner or employee presently owns or controls, or owned or controlled within the preceding two years, any interest, direct or indirect, in any property which the person knows is included or planned by the municipality to be included in any redevelopment project, the person shall immediately disclose this fact in writing to the local governing body, and this disclosure shall be entered upon the minutes of the governing body. The person shall not participate in any action by the municipality, housing authority or commission affecting the property. Any violation of this section shall constitute misconduct in office.

36-1478. Eminent domain

A. A municipality may acquire by condemnation any interest in real property, including a fee simple title to that real property, that it deems necessary for or in connection with a redevelopment project under this article, after the adoption by the local governing body of a resolution declaring that the acquisition of the real property described in that resolution is necessary for those purposes.

B. Before a municipality may initiate a condemnation action it must make a good faith effort to negotiate the purchase of the property. If the municipality determines that it cannot acquire the property without the use of a condemnation action it must notify the property owner of the time, date and location of the public meeting concerning the municipality's proposed action. The municipality must provide this notice by certified mail to the property owner's address as stated on the most recent records of the county assessor.

C. The governing body of a municipality must authorize the condemnation of real property by a vote of at least two-thirds of its members.

D. A municipality may exercise the power of eminent domain in the manner provided in articles 2 or 3 of chapter 8, title 12, or in the manner provided by any other applicable statutory provisions for the exercise of the power of eminent domain.

E. Property already devoted to a public use may be acquired in like manner, but real property belonging to this state or any political subdivision of this state shall not be acquired without its consent.

36-1479. Preparation and approval of redevelopment plans

A. A municipality shall not prepare a redevelopment plan for a redevelopment project area unless the local governing body, by resolution, has declared the area to be a slum or blighted area in need of redevelopment. The local governing body shall not consider a redevelopment plan for approval until a general plan for the development of the municipality has been prepared. A municipality shall not acquire real property for a redevelopment project unless the local governing body has approved the redevelopment plan, as prescribed in subsection F.

B. The municipality may itself prepare or cause to be prepared a redevelopment plan or any person or agency, public or private, may submit a plan to a municipality. A redevelopment plan shall be sufficiently complete to indicate its relationship to definite local objectives as to appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements and the proposed land uses and building requirements in the redevelopment project area. The plan shall include, at a minimum:

1. A statement of the boundaries of the redevelopment project area.
2. A map showing the existing uses and conditions of the real property within the redevelopment project area.
3. A land use plan showing proposed uses of the real property within the redevelopment project area.

4. Information showing the standards of population densities, land coverage and building intensities in the area after redevelopment.

5. A statement of the proposed changes, if any, in zoning ordinances or maps, street layouts, street levels or grades, building codes and ordinances.

6. A statement as to the kind and number of site improvements and additional public utilities which will be required to support the new land uses in the area after redevelopment.

7. A statement of the proposed method and estimated cost of the acquisition and preparation for redevelopment of the redevelopment project area and the estimated proceeds or revenues from its disposal to redevelopers.

8. A statement of the proposed method of financing the redevelopment project.

9. A statement of a feasible method proposed for the relocation of families to be displaced from the redevelopment project area.

C. The land uses and building requirements proposed in a redevelopment plan shall be designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the municipality and its environs which will, in accordance with present and future needs, promote health, safety, morals, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development, and including, among other things, adequate provision for traffic, vehicular parking, the promotion of safety from fire, panic and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the provision of adequate transportation, water, sewerage and other public utilities, schools, parks, recreational and community facilities and other public requirements, the promotion of sound design and arrangement, the wise and efficient expenditure of public funds, the prevention of the recurrence of slum conditions or conditions of blight and the provision of adequate, safe and sanitary dwelling accommodations.

D. Prior to its approval of a redevelopment plan, the local governing body shall submit a redevelopment plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality as a whole. The planning commission shall submit its written recommendations with respect to the proposed redevelopment plan to the local governing body within thirty days after receipt of the plan for review. Upon receipt of the recommendations of the planning commission or, if no recommendations are received within thirty days, the local governing body may proceed with the hearing on the proposed redevelopment plan prescribed by subsection E.

E. The local governing body shall hold a public hearing on any redevelopment plan or substantial modification to a plan being considered for approval. A municipality must notify each owner of real property located within the boundaries of a proposed redevelopment plan area of the time, date and location of a public meeting concerning the proposed adoption of the redevelopment plan. The municipality must provide this notice by first class mail to the address stated on the most recent records of the county assessor. The local governing body shall publish a public notice in a newspaper with a general circulation in the area of operation, once each week for two consecutive weeks, the last publication to be at least ten days prior to the date set for hearing. The notice shall describe the time, place and purpose of the hearing and shall also generally identify the area to be redeveloped

under the plan. All interested parties shall be afforded a reasonable opportunity to express their views respecting the proposed redevelopment plan at the hearing.

F. Approval of a redevelopment plan requires a two-thirds vote of the local governing body.

G. Following the hearing, the local governing body may approve a redevelopment plan if it finds that the plan is feasible and in conformity with the general plan for the development of the municipality as a whole, but if the redevelopment project area is a blighted area, the local governing body must also find that:

1. A shortage of housing of sound standards and design, adequate for family life, exists in the municipality.
2. The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas under redevelopment.
3. The conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals or welfare.
4. The development of the area for predominately residential uses is an integral part of and essential to the program of the municipality for the elimination of the slum or blighted area.

H. A redevelopment plan may be modified at any time, but if modified after the lease or sale of real property in the redevelopment project area, the modification shall be consented to by the redeveloper or redevelopers of real property or a successor or their successors in interest affected by the proposed modification. Any proposed modification which will substantially change the redevelopment plan as previously approved by the local governing body shall be considered a new plan and shall be subject to all the requirements of this section before it may be approved

36-1480. Disposal of property in redevelopment project area

A. A municipality may sell, lease, exchange or otherwise transfer real property or any interest in the property in a redevelopment project area to any redeveloper for residential, recreational, commercial, industrial or other uses or for public use in accordance with the redevelopment plan, subject to covenants, conditions and restrictions as it deems to be in the public interest or to carry out the purposes of this article. The sale, lease, exchange or other transfer, and any related agreement may be made only after, or subject to, the approval of the redevelopment plan by the local governing body. Real property shall be sold, leased or transferred at its fair value for uses in accordance with the redevelopment plan even though the fair value may be less than the cost of acquiring and preparing the property for redevelopment. In determining the fair value of real property for uses in accordance with the redevelopment plan, a municipality shall take into account and give consideration to the uses and purposes required by the plan, the restrictions upon, and the covenants, conditions and obligations assumed by the redeveloper of the property, the objectives of the redevelopment plan for the prevention of the recurrence of slum or blighted areas, and other matters the municipality specifies as being appropriate.

B. Sale, lease, exchange or other transfer of real property or any interest of the property shall not be made until after public advertising for bids has been made for at least thirty days in a newspaper of

general circulation within the municipality and the posting of notices in three or more public places within the municipality. If there is no newspaper within the corporate limits of the municipality, the municipality shall post in three or more public places within the municipality, notices for bidders for the property proposed to be sold.

C. Prior to the consideration of any redevelopment contract proposal, the municipality shall publish the notice at least once a week for two consecutive weeks in a newspaper having a general circulation in the area of operation, invite proposals from and make all pertinent information available to, private redevelopers or any persons interested in carrying out the redevelopment of a slum or blighted area, or any part of a slum or blighted area, which the local governing body has declared to be in need of redevelopment. The notice shall identify the slum or blighted area, and shall state where any further information available may be obtained. The municipality shall consider all redevelopment proposals and the financial, technical and legal ability of the prospective redevelopers to carry out their proposals and may negotiate with any redevelopers for proposals for the purchase or lease of any real property in the redevelopment project area. The municipality, with the approval of the local governing body, may accept redevelopment contract proposals it deems to be in the public interest and in furtherance of the purposes of this article and may execute the redevelopment contracts in accordance with the provisions of subsection A and deliver deeds, leases and other instruments and take all steps necessary to effectuate the redevelopment contracts. In its discretion, the municipality may, without regard to the provisions of this subsection, dispose of real property in a redevelopment project area to private redevelopers for redevelopment under the reasonable competitive bidding procedures as it prescribes, subject to the provisions of subsection A.

D. A municipality may temporarily operate and maintain real property in a redevelopment project area pending the disposition of the property for redevelopment, without regard to the provisions of subsections A, B and C, for uses and purposes deemed desirable even though not in conformity with the redevelopment plan. If the real property is not disposed of for redevelopment within one year, the municipality, immediately upon expiration of the one year period, shall remove or demolish all buildings thereon.

36-1481. Issuance of bonds

A. A municipality may issue bonds in its discretion to finance the undertaking of any redevelopment project under this article, including the payment of principal and interest upon any advances for surveys and plans for redevelopment projects, and may also issue refunding bonds for the payment or retirement of such bonds previously issued by it. Such bonds shall be made payable, as to both principal and interest, solely from the income, proceeds, revenues and funds of the municipality derived from or held in connection with its undertaking and carrying out of redevelopment projects under this article, whether or not they are financed in whole or in part with the proceeds of such bonds, but payment of such bonds, both as to principal and interest, may be further or exclusively secured by a pledge of any loan, grant or contribution from the federal government or other source, in aid of any redevelopment projects of the municipality undertaken under this article and by a mortgage of any of such redevelopment projects.

B. The bonds and other obligations of the municipality issued pursuant to subsection A of this section are not a general obligation or general debt of the municipality, the state or any of its political subdivisions, and neither the municipality, the state, nor any of its political subdivisions are generally liable for them, nor in any event shall the bonds or obligations give rise to a general obligation or liability of the municipality, the state or any of its political subdivisions, or a charge against their general credit or taxing powers, or be payable from any funds or properties other than those funds or

properties specifically described in subsection A of this section and those bonds and obligations shall so state on their face. Bonds issued under this section shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction. Bonds issued under the provisions of this article are declared to be issued for an essential public and governmental purpose, and together with interest thereon and income therefrom, shall be exempted from all taxes.

C. Bonds issued under this section shall be authorized by resolution of the local governing body, may be issued in one or more series, shall bear such date or dates, be payable upon demand or mature at such time or times, bear interest at such rate or rates, be in such denomination or denominations, be in such form either coupon or registered, carry such conversion or registration privileges, have such rank or priority, be executed in such manner, be payable in such medium of payment, at such place or places, and be subject to such terms of redemption, with or without premium, as provided by the resolution or trust indenture or mortgage issued pursuant thereto.

D. Such bonds or any bonds issued to refund such bonds may be sold at public or private sale at such price or prices as may be determined by the local governing body or may be exchanged for other bonds on the basis of par. If sold at public sale, notice shall be published once at least ten days prior to the sale in a newspaper having a general circulation in the area of operation and in such other medium of publication as the municipality determines.

E. If any of the public officials of the municipality whose signatures appear on any bonds or coupons issued under this article cease to be such officials before delivery of the bonds, their signatures shall nevertheless be valid and sufficient for all purposes the same as if the officials had remained in office until delivery. Any provision of law to the contrary notwithstanding, bonds issued pursuant to this article shall be fully negotiable.

F. In any action or proceedings involving the validity or enforceability of any bond issued under this article or the security for such bond, the recitation in substance in the bond that it has been issued by the municipality in connection with a redevelopment project shall be conclusive proof that the bond was issued for such purpose and such project shall be conclusively deemed to have been planned, located and carried out in accordance with the purposes and provisions of this article.

G. Neither the members of the governing body of a municipality or a commission nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

36-1482. Power of municipality to provide additional security for bonds

A. In connection with the issuance of bonds pursuant to section 36-1481, or the incurring of obligations under leases, and in order to secure the payment of such bonds or obligations, a municipality, in addition to its other powers, may:

1. Prescribe the procedure, if any, by which the terms of any contract with bondholders may be amended or abrogated, the amount of bonds the holders of which shall consent thereto and the manner in which such consent may be given.
2. Vest in any obligees the right to enforce the payment of such bonds or any covenants securing or relating to the bonds.

3. Vest in any obligee or obligees holding a specified amount in such bonds the right, in the event of a default, to take possession of and use, operate and manage any redevelopment project or any part thereof, title to which is in the municipality, or any funds connected therewith, and to collect the rents and revenues arising therefrom and to dispose of such monies in accordance with the agreement of the municipality with such obligees.

4. Provide for the powers and duties of such obligees and limit the liabilities thereof.

5. Provide the terms and conditions upon which such obligees may enforce any covenant or rights securing or relating to the bonds.

6. Exercise all or any part or combination of the powers granted by this subsection.

7. Make such covenants and do any and all such acts and things necessary, convenient or desirable in order to secure its bonds, or, in the absolute discretion of the municipality, as will tend to make the bonds more marketable even if such covenants, acts or things are not enumerated in this section.

B. A municipality may by its resolution, trust indenture, mortgage, lease or other contract confer upon any obligee holding or representing a specified amount in bonds issued pursuant to section 36-1481, the right, in addition to all rights that may otherwise be conferred, upon the happening of an event of default as defined in such resolution or instrument, by an action or proceeding in any court of competent jurisdiction:

1. To require the municipality and the officials, agents and employees thereof to account as if it and they were the trustees of an express trust, and

2. To obtain the appointment of a receiver of any redevelopment project of the municipality or any part thereof, title to which is in the municipality, and of the rents and profits therefrom.

C. If such receiver is appointed, he may enter and take possession of, carry out, operate and maintain the project or any part thereof and collect and receive all fees, rents, revenues or other charges thereafter arising therefrom, and shall keep such monies in a separate account or accounts and apply them in accordance with the obligations of the municipality as the court directs.

36-1483. Construction of bond provisions

This article, without reference to other statutes of the state, shall constitute full authority for the authorization and issuance of bonds under section 36-1481. Notwithstanding any other law to the contrary, bonds authorized under section 36-1481 shall not be subject to the provisions of any other law or charter relating to the issuance or sale of bonds.

36-1484. Certification of bonds by attorney general

A. Any bonds to be issued under section 36-1481 may be submitted to the attorney general of the state after all proceedings for issuance of the bonds have been taken. Upon submission of the proceedings to the attorney general, he shall examine into and pass upon the validity of the bonds and the regularity of all proceedings in connection therewith.

B. If the proceedings conform to the provisions of this article and are otherwise regular in form, and if the bonds when delivered and paid for will constitute binding and legal obligations enforceable according to the terms thereof, the attorney general shall certify in substance upon the back of each of the bonds that it is issued in accordance with the constitution and laws of the state.

36-1485. Remedies of obligee

An obligee of a municipality exercising its powers under this article may, in addition to all other rights which may be conferred on such obligee, subject only to any contractual restrictions binding upon such obligee:

1. By mandamus, or an action or proceeding at law or in equity, compel the municipality and the officials, agents or employees thereof to perform each and every term, provision and covenant contained in any contract of the municipality with or for the benefit of the obligee, and require the carrying out of any or all such covenants and agreements of the municipality and the fulfillment of all duties imposed upon the municipality by this article.

2. By an action or proceeding in equity, enjoin any acts or things which are unlawful or in violation of any of the rights of the obligee of the municipality.

36-1486. Property exempt from execution sale

All property of a municipality, including funds, owned or held by it for the purposes of this article shall be exempt from levy and sale by virtue of an execution, and no execution or other judicial process shall issue against it nor shall judgment against a municipality be a charge or lien upon such property, but the provisions of this section shall not apply to or limit the right of obligees to pursue any remedies for the enforcement of any pledge or lien given by a municipality on its rents, fees, grants or revenues from redevelopment projects.

36-1487. Cooperation by public bodies

A. For the purpose of aiding in the planning, undertaking or carrying out of a redevelopment project located within the area in which it is authorized to act, any public body may, upon such terms, with or without consideration, as it determines:

1. Dedicate, sell, convey or lease any of its interest in any property, or grant easements, licenses or other rights or privileges therein to a municipality.

2. Incur the entire expense of any public improvements made by such public body in exercising the powers granted by this section.

3. Do any and all things necessary to aid or cooperate in the planning or carrying out of a redevelopment plan.

4. Lend, grant or contribute funds to a municipality.

5. Employ any funds belonging to such public body or within its control, including funds derived from the sale or furnishing of property, service or facilities to a municipality, in the purchase of the bonds or other obligations of a municipality issued pursuant to section 36-1481.

6. Enter into agreements, which may extend over any period, any provision or rule of law to the contrary notwithstanding, with a municipality respecting action to be taken by such public body pursuant to any of the powers granted by this article.

7. Where otherwise authorized to perform functions of a similar character:

(a) Cause parks, playgrounds, recreational, water, sewer or drainage facilities, or any other works to be furnished.

(b) Furnish, dedicate, close, vacate, pave, install, grade, regrade, plan or replan streets, roads, sidewalks, ways or other places.

(c) Plan or replan, zone or rezone any part of the public body or make exceptions from building regulations.

(d) Cause administrative and other services to be furnished to the municipality.

B. If at any time title to or possession of any redevelopment project is held by a public body or governmental agency other than the municipality which is authorized by law to engage in the undertaking, carrying out or administration of redevelopment projects, including any agency or instrumentality of the United States, the provisions of the agreements referred to in this section shall inure to the benefit of and may be enforced by such public body or governmental agency.

C. Any sale, conveyance, lease or agreement provided for in this section may be made by a public body without appraisal, public notice, advertisement or public bidding.

36-1488. Use of municipal revenue powers to provide funds for project

Every municipality may use its funds for the purposes of aiding in the planning, undertaking or carrying out of a redevelopment project in its area of operation. To obtain funds for this purpose, every municipality may, in addition to other powers set forth in this article, levy taxes, incur indebtedness and issue bonds in amounts the local governing body determines by resolution necessary for the purpose of raising funds for use in connection with a redevelopment project. Any bonds to be issued by the municipality pursuant to this section shall be issued in the manner and within the limitations prescribed by the laws of the state for the issuance and authorization of bonds for public purposes generally.

36-1489. Validity of title received by purchaser of project property

Any instrument executed by a municipality and purporting to convey any right, title or interest in any property under this article shall be conclusively presumed to have been executed in compliance with the provisions of this article insofar as title or other interest of any bona fide purchasers, lessees or transferees of such property is concerned.

36-1490. Supplemental nature of article

The powers conferred by this article shall be in addition and supplemental to the powers conferred by any other law.

36-1491. Inconsistencies of article with other law

Insofar as the provisions of this article are inconsistent with the provisions of any other law, the provisions of this article shall be controlling.

**TOWN OF CAREFREE
RESOLUTION 2022-01**

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF
THE TOWN OF CAREFREE, ARIZONA, AMENDING THE ECONOMIC
DEVELOPMENT COMPONENT OF THE 2020-2022 TOWN COUNCIL STRATEGIC
WORK PLAN**

WHEREAS, the Town Council has conducted a series of public workshops on September 29, October 13, and November 18, 2020;

WHEREAS, the purpose of these public workshops were to develop a strategic work plan for the Council;

WHEREAS, one of the elements of this strategic work plan specifically focused on the implementation of an Economic Development Plan;

WHEREAS, the Economic Development Plan was approved by resolution #2020-11 On December 1, 2020

WHEREAS, the attached document (Exhibit A) outlines the principle objectives for the Economic Development Plan;

WHEREAS, staff will incrementally present to Council updates on the status of the Economic Development Plan;

WHEREAS, staff is now providing a 12-month update;

WHEREAS, staff recommends that the plan further be revised per Exhibit A for the 12-month period from January 2022 to December 2022.

WHEREAS, this Resolution will formally adopt this publicly available and vetted work plan;

NOW, THEREFORE, IT IS RESOLVED by the Mayor and Town Council of the Town of Carefree, Arizona that the attached document will be a component of the Council Strategic Work Plan 2020-2022, and will act as the Town Council approved goals, objectives and tasks, pertaining to the Economic Development and Financial Stability component.

PASSED AND ADOPTED BY the Mayor and Town Council of the Town of Carefree, Arizona, this 4th day of January, 2022.

AYES 7 NOES 0 ABSTENTIONS 0 ABSENT 0

FOR THE TOWN OF CAREFREE



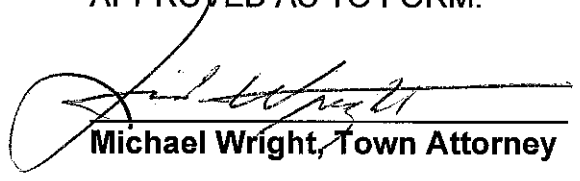
Les Peterson, Mayor

ATTESTED TO:



Kandace French-Contreras,
Town Clerk

APPROVED AS TO FORM:



Michael Wright, Town Attorney

EXHIBIT A
Economic Development and Financial Stability
2021-2022 Workplan Objective

As the Town of Carefree examines future services requirements and costs, under the current revenue models, we project the need for approximately \$3.0-3.5 MM in additional annual revenue by 2030. The contributing factors to this budget gap include: Inflationary increases (est. \$1.8MM); Loss in revenues (est. \$400K); Replacement of depreciated assets (est. \$1.0MM). Additionally, as the Town nears build-out, the Town can rely less on one-time revenue sources, such as construction sales tax, as well as, reductions to state shared revenues.

In order to meet the future gap, and future expanded community service needs, the Town needs to create a sustainable source of recurring annual revenue. In lieu of an ad valorem tax, the Town will need to implement other sources, including retail sales tax, hospitality tax, and rental tax.

Overall, to meet this primary goal, the Town has the following Economic Development Objectives:

1. Develop the NEC of Cave Creek Road and Carefree Highway
 - a. Anticipated Use – Regional Commercial
 - b. Estimated Annual Revenue - \$1,200,000
 - c. Estimated Time Frame – 60% by 2024; 90% by 2026; 100% by 2028
2. Develop the NWC of Carefree Highway and Tom Darlington Drive
 - a. Anticipated Use – Hospitality and neighborhood retail/restaurant
 - b. Estimated Annual Revenue - \$1,000,000
 - c. Estimated Time Frame – 80% by 2025; 100% by 2027
3. Develop State land Parcel on Cave Creek Road south of Sky Ranch Airport
 - a. Anticipated Use – Mixed Use with at 50% commercial/hospitality
 - b. Estimated Annual Revenue - \$1,300,000
 - c. Estimated Time Frame – 50% by 2026; 100% by 2028
4. Maximize Town Center
 - a. Anticipated Use – Neighborhood Retail, Hotel and Rental Housing
 - b. Estimated Revenue - \$550,000
 - c. Estimated Time Frame – 40% by 2021; 80% by 2024; 100% by 2027

In order to meet these objectives, the Town will engage in the following strategic initiatives over the 24-month period (2021-2022 calendar).

- ~~Create Economic Development Advisory Board—The Economic Development Advisory Board is Town Council appointed Board, with Board Members having a two-year term. After the initial Board is created, Board Members will be selected the December after in the year of a Town Council general election, with terms running starting and ending on January 2. The Commission will meet monthly, and provide staff guidance on the economic development, land development,~~

~~disposition and acquisition and financial strategies approved by the Town Council.—~~ The Planning and Zoning Commission will be assuming the role of Economic Development Advisory Board given their overlapping expertise in land use and development related issues (see below discussion).

- Evaluate Town Signage and Pedestrian Access – Town will look to engage a consultant to evaluate and provide advice on a comprehensive Town Signage, walkway and crosswalk plan. This may occur part and parcel to any refinements to the Town Center Master Plan.
- Prepare options for potential Town Hall relocation and development of current Town Hall site – Town Hall currently sits on a valuable piece of commercial property with direct frontage to Caver Creek Road and the Sundial. Staff will examine multiple options to see how a future, 5,000 square foot Town Hall can be completed, while enabling other Council objectives.
- With owner consent, initiate, March 2021, and process general plan amendments as special commercial planning areas in an effort to meet future revenue needs of the Town. It is anticipated these will be provided for P&Z consideration November 2021 and Town Council December 2021.
 - ~~45 acre State Land Parcel south of Sky Ranch~~
 - 21 acre NWC of Carefree Highway and Tom Darlington
- Work with Planning to incorporate the 45 acre state land parcel into the General Plan Update to establish future land use designation.
- Initiate retail development, tourism and absorption study to better understand the capacity and nature of retail and destination venues, such as resorts, to build a better timeline and probability of reaching future revenue goals. Absorption analysis should be done in concert with general plan amendments and Town Center master plan.
- Engage Town Center property owners, starting January 2021, and begin master plan discussions. This Master plan will further expand upon the initial concepts of the Baker Study, and along with the retail absorption analysis, refresh the economic and demographic data
 - Examine “Main Street” Concept for Cave Creek Rd and Tom Darlington Drive to provide commercial street frontage, sidewalks and on-street parking, which could improve pedestrian connectivity, slow traffic and create a better sense of arrival, as well as enable the viability of vacant commercial properties.
 - Examine parking, signage and pedestrian access in concert with a comprehensive Carefree signage and pedestrian study
 - Recommend zoning changes that allow for a more functional and efficient development and use of space consistent with the values of Carefree and financial goals to increase revenue. Specifically, mixed use should be encouraged with a focus on adding more diversified residential opportunities to the Town Center
 - Charrette key corridors to develop better auto and pedestrian linkage between commercial subgroups, for example, the roadway/sidewalks connecting 100 Easy Street to Spanish Village.

- Identify costs and funding solutions. This is critical, as any solutions may require some level of property assessment. The key is to work with property owners on these solutions so that public improvements made increase the viability and value of impacted commercial properties
- Examine options to add additional residential within the Town Center
- While staff evaluated the master plan concept for Town Center (above), including an evaluation if the physical environment, review of previous calls for revitalization in previous master plans, the inability to implement many of the items in the Village Center Master Plan, and conversations with property owners, businesses, residents and outside experts, it became evident that the Town consider a Redevelopment Area. This concept was presented to Council March 2021, and Council authorized staff to pursue a Redevelopment Area through the outreach to property owners, businesses and the Planning and Zoning Commission
 - Public Workshop was held with Planning and Zoning May 2021.
 - Staff reached out directly to property owners discussing the need and potential boundary for a Redevelopment Area.
 - Based upon property owner input and Planning and Zoning input, staff presented the necessity of finding and Redevelopment Area Boundary to Town Council, which approved by resolution the Finding of Necessity as well as the boundary.
 - With the approval of the Redevelopment Area Boundary, State Law requires the creation of a Redevelopment Plan, and creates the potential for an official Redevelopment Commission, per state statute. The Redevelopment Plan requires the recommendation of the Planning and Zoning Commission. Being that the Planning and Zoning Commission is the official recommending authority per state law, and is comprised of a diverse membership, it minimizes the immediate necessity of an additional Council level advisory committee. Therefore, as the Planning and Zoning Commission is required to review and recommend the creation of a Redevelopment Plan, the Planning and Zoning Commission, at this point is should be appointed, in the role and responsibilities of the Economic Development Advisory Board, this being the primary focus on the creation and recommendation of the Redevelopment Plan, and the future of the 45-Acre State land parcel. Additionally, the Planning and Zoning Commission, along with Town Council will further vet the need for a sole and separate Redevelopment Commission, as allowed and prescribed by state statute, to further take on the original tasks of what was anticipated by the Economic Development Advisory Board
 - Michael Baker (MBI) International has been hired as a sub consultant to Kimley Horn (KH). MBI will work on the specific requirements of the Redevelopment Area Plan, and will incorporate the KH signage, circulation and parking plan. All information will be included in an updated Village Ceter Master Plan.
 - Next Steps:

- Work with KH Study Stakeholder Group to prepare initial public package for review.
 - Prepare a public engagement plan and series of Planning and Zoning workshops. Public engagement will include property owners, businesses and residents
 - Complete signage, circulation and parking plan
 - Complete redevelopment plan
 - Update capital improvement plan financing strategy
 - Planning and Zoning Commission Recommendation
 - Town Council approval
- Continue to work with developers on NEC Cave Creek Rd and Carefree Highway. Property is already zoned, and we are actively engaged with developers for the site.
 - Create wellness and destination strategy to build upon the vast number of wellness business in Carefree, Civana, Spirit in the Desert, Hampton Inn, as well as outdoor amenities including Bartlett Lake, Tonto National Forest, desert preserves, horseback riding and off-roading. Proposal to be completed by June 2021.
 - Implement Marketing strategy (see below)
 - Work with businesses to coordinate sector associations. The idea is to create retail business sector associations, such as restaurants, art, wellness, home and fashion, and develop marketing, PR and event strategies with each to generate more traffic. The leaders of each organization can share information from group to group and can routinely provide advice to the Economic Development Commission. Complete all associations by May 2021.
 - Develop strategies to maximize gardens and Sanderson Lincoln pavilion to bring in the best possible events, that are complementary to Carefree, as well as, create a slate of community events and activities that benefit Carefree residents and businesses. Staff will consider options for professionally managed services. Bring recommendations to Council by June 2021.
 - Work with property owners on redevelopment and adaptive reuse strategies including Los Portales, Mariachi Plaza, 100 Easy Street 11 Sundial Plaza and Town Hall. Engage during Town Center master plan discussions.

Marketing Plan Outline

- Hire communications and marketing coordinator
- Develop strategies for
 - Local trade area
 - Greater phoenix destination
 - National program in conjunction with resort
- Create relationships with Bartlett Lake, National forest and DFLT

- Develop comprehensive social media and electronic platform
- Update Economic Development Website with market information and site opportunities
- Implement business development strategies with developers and brokers
- Develop cluster retail associations
 - Restaurants
 - Art Galleries
 - Health, beauty and wellness
- Work closely with businesses and local associations to identify customer bases and develop targeted marketing strategies, for example art consumers
- Maximize the value of Sanderson Lincoln Pavilion, Thunderbird Artist shows, sundial and gardens