



iBisbee Committee
118 Arizona Street
Bisbee, AZ 85603

Wednesday, October 15th, 2014 at 6:00 p.m.

Action Agenda

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

6:00 p.m. Called to Order

Roll Call:

Stanley Stern,	Present	Carrie Gustavson,	Present
Fred Miller,	Present	Peter Goldlust,	Present
Elias Jouen,	Excused	Kathy Sowden,	Present
Scott Ries,	Present		
Jestin Johnson, City Manager,	Present	Corinna Carbajal,	Present

CALL TO THE PUBLIC – No one from the public present to speak.

Item 1:

Discussion and Possible Action, Presentation by Kristen Busby, Director of the Urban Land Institute of Arizona.

Discussion and Possible Action, Presentation by Kristen Busby, Director, Urban Land Institute of Arizona on how they may assist Bisbee in Residential Development.

Teleconference presentation from Kristen Busby, Director of Urban Land Institute in Arizona, on AzTAP (ULI Arizona Technical Assistance Panel Program).

Action Taken: Scott Ries motioned to send the AzTAP application to City Council. Fred Miller 2nd. Motion passed unanimously 6-0.

Item 2:

Discussion Only, Regarding Interim Update on Senior Assisted Living Project by the Consultant, Ben Pozez.

Discussions only, follow up on the previous iBisbee action item Senior Assisted Living Project with the Consultant, Ben Pozez.

Ben Pozez teleconference follow up on the progress of the Senior Assisted Living Project, phase II.

Item 3:

Discussion Only, Update on the Redesign and Construction of the Discover Bisbee and City of Bisbee Websites by City Manager Jestin Johnson on the Request For Proposal Process.

Discussion only, update on the redesign and construction of the Discover Bisbee and City of Bisbee websites by City Manager Jestin Johnson on the Request For Proposal (RFP) process.

Discussion with Jestin Johnson, City Manager on the website RFP progress.

Item 4:

Discussion and Possible Action, Possible Recommendation to City Council on the Support of a Joint Application by the Southwest New Mexico Council of Governments and South Eastern Arizona Council of Government on the Promise Zone Initiative. Possible Update on Cochise County and SEAGO progress on the Promise Zone Initiative.

Discussion and Possible Action, discussion on the joint application by the Southwest New Mexico Council of Governments and the South Eastern Arizona Council of Governments regarding the Promise Zone Initiative, a Domestic Agency program. Update on the progress between Cochise County and SEAGO on the Promise Zone Initiative with a possible recommendation to City Council. <https://www.onecpd.info/promise-zones/>.

Discussion, on the email from A'kos Kovach regarding the Promise Zone, Carrie Gustavson commented on the possibility of pursuing this through another avenue.

Item 5:

Discussion only, Update on the Previous Recommendation to City Council on the Rezoning of the 80 Acres of City Owned Land Adjacent to the Airport.

Discussions only, update on the previous recommendation to City Council on the Airport rezoning. **Scott Ries suggested to the City Manager a meeting date to discuss the Council presentation.**

POTENTIAL AGENDA ITEMS FOR NEXT MEETING: Report on Development on Policy Guidelines for iBisbee (Mark Apel and the 10 year plan), UTI AzTAP menu, Overview of commercial real estate in Bisbee, Additionally, at another time a Joint work session with Council and Ben Pozez.

STAFF COMMENTS: No Comments

MEMBER'S COMMENTS (NOT OPEN FOR DISCUSSION): No further comments

ADJOURNMENT: 7:41 p.m.

Next Regular Meeting: Wednesday, November 19, 2014 at 6:00 p.m.

PERSONS NEEDING SPECIAL ACCOMMODATIONS TO ATTEND THIS MEETING SHOULD CONTACT CORINNA CARBAJAL, COMMITTEE LIAISON, AT (520) 432-6016, AT LEAST TWENTY-FOUR HOURS BEFORE THE MEETING.



TECHNICAL ASSISTANCE PANEL

APPLICATION

Date of Application _____

Lead Applicant Organization _____

Contact Person _____

Title/Role _____

Address _____

Telephone Number _____

E-Mail _____

Statement of the Problem

Give a brief description why you believe a ULI Arizona Technical Assistance Panel (AzTAP) is needed. Discuss the nature of the assignment and the key issues and problems that you would like the panel to address. Include a brief history of the study area as well as any current activities and future plans for the project area. Please attach maps, statistics, proposals, and any other relevant information if necessary.

Questions to be Addressed by Panel Members

Please list specific questions to be addressed by the AzTAP panel. These questions may be refined at a later date, but questions are necessary to determine the scope of the panel. It may be helpful to organize questions in the categories of Market Potential, Planning and Design, Development Strategies, and Implementation Strategies.

Management Plan

Identify individuals who will participate in the panel process and their areas of responsibility. Please include those who will be responsible for the preparation for the briefing book and organization of the briefing session, tour of the study area, on-site panel support, and follow-up.

Sponsor Information

Please describe the organization(s) that will serve as the sponsor(s) for the panel assignment.

ULI AzTAP Briefing Book Guidelines

June 2013

The following are guidelines - please only include information relevant to the subject TAP

I. Introduction

- a. Title page
- b. Table of contents

II. List of Sponsors

- a. List of official sponsors with organizational background

III. The Assignment

- a. Summary of the problem
- b. Questions to be addressed by the panel

IV. History of the Site or Study Area

V. Description of the Study Area (as relevant)

- a. Physical Description
 - i. Location
 - ii. Boundaries, size
 - iii. Land uses within the study area as well as surrounding areas (residential, commercial, industrial, institutional)
 - iv. Topography, vegetation, natural resources, drainage, natural or manmade barriers or development constraints
 - v. Transportation and access
 - vi. Infrastructure and utilities – availability, location, capacity, condition
 - vii. Vacant land – location, ownership, history
 - viii. Special features, characteristics, and considerations
- b. Economics of the Study Area
 - i. Employment types and trends
 - ii. Major employers
 1. Location
 2. Size – number of jobs
 3. Types of jobs
 - iii. Unemployment – level and trends
 - iv. Income data (individual and household)
- c. Demographics

- i. Overview of city/town and study area population trends
 - ii. Population size and distribution within the study area
 - iii. Age distribution (by five-year cohorts), number of households, household size
 - iv. Educational levels
 - v. Special features, such as university students or public housing residents
- d. Housing Market (if relevant)
- i. City/Town market conditions and trends
 - ii. Housing types within the study area – SF, MF, ownership, rental
 - 1. Location and number
 - 2. Age, condition, occupancy status
 - 3. Sales prices or rent levels
 - 4. Tenure of occupancy: current estimates and past trends
 - iii. Current and planned residential development
 - iv. Competitive or alternative residential locations
- e. Commercial development – current conditions and historical trends (if relevant)
- i. Retail
 - 1. Overview of area wide retail markets
 - 2. Retail development within the study area
 - a. Location
 - b. Size
 - c. Type
 - d. Tenant mix: goods and services offered
 - e. Parking, access
 - f. Lease rates and terms
 - g. Physical condition
 - h. Economic condition
 - i. Unique competitive strengths and weaknesses
 - 3. Competition (nearby commercial areas) – size, type, age, condition, access, tenant mix, level of activity
 - 4. Office (as above, if relevant)
 - 5. Industrial (as above, if relevant)

VI. Government

- a. Federal government activity affecting the study area
- b. State laws or activity affecting the study area
- c. County, if applicable: type of government; departments or agencies affecting the area such as police, fire, or health departments; relevant policies; programs, plan and regulations.
- d. Local government
 - i. Type of government – structure; roles and responsibilities
 - ii. Sources of revenue; taxation
 - iii. Current plans affecting the study area, such as comprehensive plans, area plans, school system plans, capital improvement programs, etc.

- iv. Laws and regulations impacting land use and development in the study area (note any unusual or constraining provisions)
- v. Agencies or departments with responsibilities in the study area; relevant local policies and programs (such as inclusionary zoning or subsidized housing program, economic development programs, school busing requirements, social service programs, etc.)
- vi. Local political representation: key issues; type and level of interest and activity

VII. Private Sector Involvement: Name, location, and briefly, the history, interests, policies, programs, resources, representation, and activities of each (as relevant)

- a. Neighborhood associations or community development associations active in or affecting the study area
- b. Schools, hospitals, churches, etc., within or affecting the study area
- c. Financial institutions, foundations, major corporations active in or interested in the area
- d. Business organizations
- e. Others as appropriate (such as private social service providers)

VIII. Additional relevant information