

CITY OF KINGMAN
ECONOMIC DEVELOPMENT AND MARKETING COMMISSION
REGULAR AGENDA

Wednesday, August 10, 2016, 7:30 A.M.
Council Chambers – 310 N. 4th Street, Kingman, Arizona

EDMC MISSION STATEMENT

The mission of the Kingman Arizona Economic Development and Marketing Commission is to foster and encourage responsible economic development through developing an empowered workforce, assisting to sustain local businesses, and marketing Kingman to outside commercial and industrial enterprises. These endeavors will diversify the economic climate, create jobs, expand Kingman's tax base, and enhance the quality of life for all citizens.

Chair: Chuck Waalkens
Vice-Chair: William Wales
Members: Mike Cobb Alie Reynolds
Roy Forrest Brian Turney
Gene Kirkham
Council Liaison: Mark Abram

Roll Call & Pledge of Allegiance

1. APPROVAL OF MINUTES

- a. The Regular Meeting minutes of June 8, 2016.

2. PUBLIC COMMENTS

Those wishing to address the commission should fill out request forms in advance. Action taken as a result of public comments will be limited to directing staff to study the matter or rescheduling the matter for consideration and decision at a later time. There will be no comments allowed that advertise for a particular person or group. Comments should be limited to no longer than 3 minutes.

3. OLD BUSINESS

a. RECON/ICSC San Diego

Staff will provide updates for discussion concerning RECON/ICSC in San Diego, CA.

b. RFQ for Retail Recruitment

Staff has solicited a Request for Statements of Qualifications which closed on August 5, 2016 at 5:00 P.M. Staff recommends that a subcommittee of three members of the EDMC be appointed to review the proposals to make a recommendation to the commission.

4. NEW BUSINESS

a. Discussion and appointment of a commission liaison for the Best of the West Festival planning committee

Commissioner Reynolds requested an agenda item for the commission to discuss appointment of a liaison to the Best of the West planning committee. The commission may discuss or take action to appoint a liaison to this group.

b. Discussion regarding potential development of a historic electric vehicle association facility

City Manager John A. Dougherty will present a idea for the development of a living museum to house the local electric vehicle museum in partnership with the Historic Electric Vehicle Association.

5. REPORTS

a. Update from Vice Chairperson Wales regarding videos for tour buses

Vice Chairperson Wales will report to the commission regarding videos for tour buses.

b. Update regarding commercial developments

Staff will provide an update regarding the following commercial developments:

- i. Update regarding the development of the former Kingman Co. Steakhouse location
- ii. Update of sale of the former Press Room building

c. Updates from commissioners who have attended local business and community organization meetings
Commissioners will give brief reports on matters discussed during local business and community organization meetings that are related to the mission/efforts of the EDMC.

6. Commissioner's comments
Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

ADJOURNMENT

POSTED _____

**CITY OF KINGMAN
REGULAR MEETING OF THE
ECONOMIC DEVELOPMENT AND MARKETING COMMISSION**

**City Council Chambers
310 N. 4th Street
Kingman, Arizona**

7:30 a.m.

Minutes

Wednesday, March 9, 2016

Members:	Officers:	Visitors Signing In:
C. Waalkens, Chair	J. Dougherty, City Manager	See Attached
W. Wales, Vice-Chair	M. Abram, Council Liaison absent	
M. Cobb - EXCUSED	G. Jeppson, Development Services Director	
R. Forrest	S. Muhle, City Clerk and Recording Secretary	
G. Kirkham		
A. Reynolds		

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MEETING MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL

Chair Waalkens called the meeting to order at 7:30 A.M. All commissioners were present except Commissioner Cobb who was excused.

1. PUBLIC COMMENTS

Those wishing to address the commission should fill out request forms in advance. Action taken as a result of public comments will be limited to directing staff to study the matter or rescheduling the matter for consideration and decision at a later time. There will be no comments allowed that advertise for a particular person or group. Comments should be limited to no longer than 3 minutes.

There were no public comments.

2. OLD BUSINESS

There were no old business items.

3. NEW BUSINESS

a. RECON/ICSC San Diego

Staff will provide updates for discussion concerning RECON/ICSC in San Diego, CA.

Development Services Director Gary Jeppson addressed the commission and said that he had received the registration information for RECON/ICSC San Diego for August 30th through September 1st, 2016. He said that he had spoken with a number of development professionals in Arizona over the previous

week about sharing a book and none were interested. He said that the deadline to register for a booth was that day and the cost for the booth was \$550.00 for a 10-foot by 10-foot booth or \$650.00 for a larger booth. He said that if the commission was interested in having a booth the City of Cottonwood expressed interest in having an adjoining booth which they thought would complement the Northern Arizona area and included a free registration. He said that the commission did not do a booth at the conference in Las Vegas but City of Bullhead had one. He said that he did not know if the City of Bullhead benefited from this but he said that the group from Kingman made a number of contacts. He said that he wanted to see if the commission wanted to have a booth and pointed out that the City does have a backdrop for the booth. He then explained what is included with both the booth and the deluxe package. He said that larger booths are available for an additional \$55.00 per square foot.

Chairperson Waalkens asked if Mr. Jeppson knew where the booth would be located.

Mr. Jeppson said that he did not have a map for the event and this will be the City's first time attending this conference. He said that he had no idea where it would be.

Vice Chairperson Wales suggested not having a booth with this being the first time attending so they could spend more time talking with people.

Commissioner Kirkham said that he felt the City was missing by not having the booth. He said that he walked around the event in Las Vegas and Bullhead City had traffic at their booth.

Mr. Jeppson said that Bullhead City was able to get into the South Hall. He said that he had gone into the Cities of the World area and the traffic was the same as they had previously experienced. He said that retailers do not seek out this area and Bullhead City was in the leasing mall area with better traffic. He said that is where the City needs to be.

Chairperson Waalkens said that he agreed with Vice Chairperson Wales that it was premature to get a booth without knowing what they would be getting into.

Commissioner Kirkham stated that this money could be better used somewhere else.

Chairperson Waalkens asked if there were enough promotional materials left over.

Mr. Jeppson said that there was and he would register the attendees.

4. REPORTS

a. Update from Commissioner Wales regarding videos for tour buses

Chairperson Waalkens has requested an agenda item for Vice Chairperson Wales to report to the commission regarding videos for tour buses.

Vice Chairperson Wales said that he was having difficulty getting his schedule to match with the bus schedules and he would be talking to one tour bus later that day. He asked that this item be held until the next month and said that he would give a report at that time.

b. RECON/ICSC

Commissioner Kirkham will provide a report concerning RECON/ICSC in Las Vegas, NV.

Commissioner Kirkham said that he, Mr. Jeppson, Mayor Richard Anderson and City Manager John A. Dougherty attended the RECON event and met with Buxton. He said that the Mayor was enlightened by this meeting and Buxton provided additional information and a shorter presentation. He said that he hopes the City can work with them in the future. He said that he walked the floor with Mr. Jeppson on the first day and there was interest from the hotel industry as to whose representatives were going to get in touch with Mr. Jeppson. He said that Mr. Jeppson talked to representatives from 7-11 and was told that they will not be coming to Kingman. He said that they spoke with a grocery vendor who was moving into Nevada and California. He said that they seemed like a lower cost grocery store and might be a good fit for Kingman depending on the location. He said that they went into the other hall with the cities and looked at the projects that other cities were trying to do. He said that he brought Mr. Dougherty and Mayor Anderson to see some economic development projects that he had worked on in a city where he previously lived. He said that one of these was the Wolf Lodge Water Park. He said that advertisement for the park never mentions Garden Grove, California, because it is next to Disneyland and is marketed to that area. He said that they discussed services and Mr. Dougherty was looking at alternatives. He said that he thinks they made contact that might pan out with at least conversations. He said that he was pleased to have the opportunity to attend and there were a lot of big vendors.

Chairperson Waalkens discussed having Mr. Kirkham provide a report to the City Council.

Commissioner Kirkham said that the Council would probably be versed by Mr. Dougherty and Mr. Jeppson and he was sure the Council had heard everything.

Chairperson Waalkens said that he thinks the commission has a responsibility to let the Council know of their activities and he was sure the Council and the public would appreciate hearing the report.

Commissioner Kirkham said that he had no problem providing a report and would be available to do it at the first meeting in July.

Chairperson Waalkens said that he thought this would be good as it lets the Council and community know.

c. Kingman SOARING

Commissioners will hear a brief update of the proposed Kingman SOARING program. This item is for informational purposes only.

Mr. Dougherty said that a subcommittee opened the one bid received from a company out of Flagstaff, Arizona and it was for almost double the amount that was budgeted and they were not going to do what was asked for. He said that the subcommittee decided to table the program.

Commissioner Kirkham asked what this was for.

Mr. Dougherty explained that this company would have met with groups from around the community to get their input on the City's budget.

Commissioner Kirkham asked if this was what an agenda item from the City Council meeting the night before was for.

Mr. Dougherty said that Kingman SOARING was for community meetings and this was the same group

that worked with the America's Best Communities (ABC) committee who were not happy with them. He said that most of these meetings had been held and Councilmember Miles had informed the subcommittee that there was another section of the program that was just reported on. He said that the subcommittee decided not to pay for what they already had. He added that at RECON they had spoken with several developers and there was a lot of interest in Kingman Crossing to get the project moving and the interchange. He said that there will be a lot of interest in this when it happens.

Chairperson Waalkens said that he agreed. He said that there has been a lot of controversy around this but it will be economically beneficial.

d. Updates from commissioners who have attended local business and community organization meetings.

Commissioners will give brief reports on matters discussed during local business and community organization meetings that are related to the mission/efforts of the EDMC.

Commissioner Forrest said that he met with the CEO of the hospital and outlined some proposals and plans and said that they would like to see Kingman grow to offer more services. He said that he also met with a senior citizens group and the biggest problem they face is volunteers for meals on wheels. He said that he did a brief check with Volunteers of America and is going to see if their local chapter can help.

Commissioner Reynolds said that the Farmer's Market was going to have a rummage sale the following weekend to raise start-up funds. She asked if anyone on the commission was participating with the Best of the West group and said that she had a concern about that. She asked why Kingman was not mentioned on the logo and said that reports should be brought back to the commission for this. She said that she would be willing to volunteer to do this.

Chairperson Waalkens asked that this be brought back as an agenda item at the next meeting to address assigning a liaison.

Chairperson Waalkens said that he attended the Chamber of Commerce Business and Government Affairs committee meeting and most of what was discussed was the media surrounding the Run to the Wall event. He said that there would be a Morning Chamber Mixer and it would be nice to see former commissioner Wytovich and give her that recognition.

5. COMMISSIONER'S COMMENTS

Limited to announcements, availability/attendance at conferences and seminars, requests for agenda items for future meetings and requests for reports from staff.

Commissioner Kirkham said that there was a car show a few weeks prior and thanked Mr. Dougherty, Chief of Police Robert J. DeVries and Councilmember Abram for being judges for the event. He said that this was really appreciated and he hears people say that the City is not involved but they are always at events and do a great job.

Vice Chairperson Wales said that the previous Saturday Rotary had hosted the Daddy-Daughter Dance and it was a great success. He also said that the City Council had voted to appoint Brian Turney to the commission.

Chairperson Waalkens said that there would be a Chamber of Commerce Mixer the following Thursday. He said that this is a great way to make contacts and is a fun event to meet other local business people. He said

that the City is involved in a lot of things and the Kingman Fire Department joined River Medical who hosted a CPR challenge on May 18th. He said that this is done annually to see how many people can be trained in hands-only CPR in one day. He said that with help from the fire department the group was able to train 809 people. He said that this was a big deal and appreciated the team effort. He said that the community is a little safer now because people know how to take action. He thanked the City and the fire department for their participation.

Commissioner Kirkham made a MOTION to ADJOURN. Commissioner Forrest SECONDED and it was APPROVED by a vote of 7-0.

ADJOURNMENT – 7:55 A.M.

APPROVED:

Chuck Waalkens, Chair of the Economic Development and Marketing Commission

STATE OF ARIZONA)
COUNTY OF MOHAVE) ss:
CITY OF KINGMAN)

CERTIFICATE OF ECONOMIC DEVELOPMENT AND MARKETING COMMISSION

I, Sydney Muhle, Recording Secretary of the City of Kingman, Arizona, hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the Economic Development and Marketing Commission held on June 8, 2016.

Dated this 10th day of August, 2016

Sydney Muhle, Recording Secretary

MEMORANDUM

TO: The Economic Development and Marketing Commission

THROUGH: John A. Dougherty, City Manager

FROM: Gary W. Jeppson, Development Services Director

DATE: August 10, 2016

SUBJECT: Retail Development Strategy Proposal

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With the City Council budgeting monies to fund a retail development strategy in fiscal year 2016-17, staff has solicited a Request for Statements of Qualifications. The submission deadline was Friday, August 5, 2016 at 5:00 pm.

A subcommittee (three commissioners) of the Economic Development and Marketing Commission should be appointed to review the proposals and to make a recommendation to the EDMC, which can make a recommendation to the City Council.

Because this memorandum needed to be prepared prior to the submission deadline, staff is not able to report how many proposals have been submitted.

July 28, 2016

TO: TDC Members

FROM: John A. Dougherty, City Manager

RE: Agenda item about museum

Tourism Development Commission Members I have this amazing idea I would like to get your input on concerning the current display of historic electric vehicles in the Powerhouse Visitor's Center. As you are probably aware, the display has outgrown the facilities at the Powerhouse and the Historic Electric Vehicle Association continues to get donations of electric vehicles. My idea, it is very much in its infancy, is for the City to build a living museum on City property at the corner of Andy Devine and Fairgrounds (idea stage only, it has not been presented to the City Council). The museum would be built using Bed Tax money to pay off the bonds.

Like I said, this is very much in its infancy; I have only discussed the idea with Carl Cooper, City Attorney; Josh Noble, Tourism Director; Jim Hinckley, Author and Route 66 promoter; and Roderick Wilde at the Historic Electric Vehicle Association. I became aware that HEVA is storing recently acquired vehicles outside at the Public Works facility because there is no room at the Powerhouse. I feel that if the City built a museum for the display of vehicles we could make Kingman a tourist destination as it would be the only electric vehicle museum in the world! In discussing the idea with Roderick I told him in order to even begin the discussions the City would require a long term agreement, which he was going to run by his Board.

In discussions with Jim and Josh the idea was expanded upon to be a "green building" with potentially solar panel sidewalks, electric vehicle charging stations, educational facilities, etc. We also talked about sponsors and promotion of the facility, again it is the only one in the world so promotion shouldn't be difficult. This would be a definite tourism draw and it would be located on Route 66 – Road of the Past and Future.

At this point I would like to hear your thoughts, concerns and whether I can get buy in to keep this idea rolling forward.