

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

**City Council Chambers  
310 N. 4<sup>th</sup> Street  
Kingman, Arizona**

**7:30 a.m.**

**Regular Minutes**

**Wednesday, March 11, 2015**

<b>Members:</b>	<b>Officers:</b>	<b>Visitors Signing In:</b>
R. Hamilton, Chairman	J. Dougherty, City Manager	See Attached
M. Roberts, Vice-Chair - EXCUSED	C. Young, Council Liaison	
M. Cobb	G. Jeppson, Development Services Director	
C. Waalkens	E. Roper, Recording Secretary	
T. Woods	S. Muhle, City Clerk	
S. Yamaguchi - EXCUSED		
W. Wales - ABSENT		

**EDMC MISSION STATEMENT**

The mission of the Kingman Arizona Economic Development 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.

**MEETING MINUTES**

**CALL TO ORDER, PLEDGE OF ALLEGIANCE & ROLL CALL**

Chairman Hamilton called the Economic Development Marketing Commission meeting to order at 7:30 A.M. Four members were present and a quorum was achieved. Vice-Chairman Roberts and Commissioner Yamaguchi were excused. Commissioner Wales was absent. The pledge of allegiance was said in unison.

**1. APPROVAL OF MINUTES**

The Regular Meeting minutes of February 11, 2015.

Commissioner Waalkens made a MOTION to APPROVE the Regular Meeting minutes of February 11<sup>th</sup>, 2015. Commissioner Cobb SECONDED and it was APPROVED by a vote of 4-0.

**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.

There were no comments from the public.

**3. OLD BUSINESS**

**Update on the RECON booth.**

The International Conference of Shopping Center (ICSC) RECON convention is May 17-20, 2015 in the Las Vegas Convention Center. The City has leased a 10-foot-by-10-foot booth in the Cities of World area in the

Central Hall. The commission will discuss booth design options. Staff will ask commissioners to clarify who will be attending on which days in order to make hotel accommodations.

Development Services Director Gary Jeppson stated he made room reservations for Chairman Hamilton and himself.

Chairman Hamilton asked Deputy City Clerk Erin Roper if the other hotel reservations had been made.

Ms. Roper stated accommodations had not been made due to the lack of a finalized attendance schedule.

Chairman Hamilton stated he would forward a list by the end of the day.

Commissioner Cobb stated he did not need a hotel room as he would be staying with family.

Chairman Hamilton stated he was working with MC<sup>2</sup> on the booth. Chairman Hamilton stated there would be a printed back drop, podium and table leased from the company and he would have photos of it. Chairman Hamilton stated the booth could be outfitted for minimal cost at about \$1,500 to \$1,600.

#### **4. NEW BUSINESS**

##### **a. Discussion and action concerning the selection of the commission Chair and Vice Chair**

Per Kingman Municipal Code, Chairs and Vice Chairs are appointed for yearly terms, though current chairs may be reappointed. The commission will select a Chair and Vice Chair for 2015.

Commissioner Cobb made a MOTION to REAPPOINT Chairman Hamilton and Vice-Chairman Roberts. Commissioner Waalkens SECONDED and it was APPROVED by a vote of 4-0.

##### **b. Discussion and/or action concerning the Arizona Association of Economic Development Spring Conference May 6-8, 2015 in Prescott.**

The Spring Conference of the Arizona Association of Economic Development (AAED) will be held from May 6-8, 2015 in Prescott. The cost is \$495 per person for non-members (\$345 for members). The golf tournament is an extra \$85. The early bird registration rate expires on April 1<sup>st</sup> and the registration cost will increase to \$595.

Mr. Jeppson stated commissioners traditionally attended the annual spring conference of AAED.

Commissioner Woods stated he wanted to attend the conference. Commissioner Woods asked if any other representatives from the City would be attending.

Mr. Jeppson stated he would attend.

##### **c. Review and Comment on the Kingman Crossing Major General Plan Amendment Application by the City of Kingman**

The City of Kingman has submitted an application for a Major General Plan Amendment for 151-acres of land it owns located in the south portion of Section 9, Township 21 North, Range 16 West, Gila and Salt River Median from "Open Space/Parks" to "Regional Commercial". The location of this property is more commonly known as being located south of Interstate-40, including and north of the Airfield Avenue alignment, between the Sage Street and Cherokee Street alignments.

Nate Downing, a resident of Kingman and a commercial real estate appraiser, addressed the commission and stated he wanted the commission to consider not endorsing the amendment application. Mr. Downing stated the amendment was not voted on by the people. Mr. Downing stated access was not defined to the south in the application. Mr. Downing stated the City provided reports of leakage for shopping, but developing the property would not prevent people from shopping outside of Kingman. Mr. Downing stated the large shopping centers in Lake Havasu City and Bullhead City were doing poorly and had not helped tax revenue. Mr. Downing stated endorsing the amendment would be side stepping the people and development should be done on the private side. Mr. Downing stated the city limits have not been expanded, which caused developers to believe the total area population was only 27,000. Mr. Downing stated the City was not friendly to developers and local contractors were afraid of the staff. Mr. Downing stated the City could do a lot of things better in order to appeal to developers. Mr. Downing stated the commission should not endorse the project.

George Cook, a resident of Kingman, addressed the commission and stated there were three large water retention ponds in the outlined area. Mr. Cook asked who would pay for the interchange. Mr. Cook stated Bank Street would be a better location for stores, remove some traffic from Stockton Hill Road and save the City money. Mr. Cook stated the people should be allowed to vote on the matter when the next General Plan for 2030 was presented.

Chairman Hamilton stated the commission's goal was to help bring businesses and economic development to Kingman. Chairman Hamilton stated the location of the business was not important to the commission. Chairman Hamilton stated when a business approached the commission for help establishing themselves part of the process was trying to find the best possible area for the business. Chairman Hamilton stated the commissioners attended conferences to attract businesses to the area by providing information on the total population of the Kingman area and the leakage. Chairman Hamilton stated it was not the commission's concern if the City was trying to rezone a property, but it would be the commission's job to showcase the property if it was rezoned.

Mr. Downing stated an increase in disposable income would be required to support development and it would either come through an increase in population or median wage. Mr. Downing stated the hospital already failed in the area and the interchange funding should be private, not public.

Chairman Hamilton stated the discussion was not about who would pay for infrastructure. Chairman Hamilton stated Kingman needed to grow and the commission needed to show what was available in Kingman.

Councilmember Young stated she supported growth and there was a lot of leakage. Councilmember Young stated the issue was not about rezoning, but about a major amendment that the public should have the chance to vote on.

Commissioner Woods stated an amendment did not mean development would begin immediately. Commissioner Woods stated the map showed the area was surrounded by water and sewer lines which meant infrastructure was established. Commissioner Woods stated there was no problem adding to the amount of available real estate to show interested parties. Commissioner Woods stated he would like to see Kingman Crossing go through.

Commissioner Waalkens stated expansion in that direction was unavoidable. Commissioner Waalkens stated that fact needed to be accepted in order to have real economic growth. Commissioner Waalkens stated

development did need to occur responsibly. Commissioner Waalkens stated he shared Councilmember Young's concern that the citizens needed to have a voice through voting.

Commissioner Cobb stated he agreed with Commissioner Waalkens. Commissioner Cobb stated Kingman Crossing and Rattlesnake Wash would both happen eventually. Commissioner Cobb stated he supported the amendment personally, but did not feel it was appropriate for the commission to take a unified stance.

Councilmember Young stated there was a misconception that access to the area could not occur without rezoning. Councilmember Young stated the area did not have to be rezoned to have an underpass.

Commissioner Woods made a MOTION to TABLE the discussion until after receiving the report from the Planning & Zoning Commission meetings.

Harley Petit, a Kingman resident, stated residential growth would happen in the area and parks and open space would be needed. Mr. Petit stated Rattlesnake Wash was already zoned for commercial development. Mr. Petit stated the downtown area lost businesses when Stockton Hill Road was developed. Mr. Petit stated the same effect would happen if the area was developed. Mr. Petit stated there was only so much money in Kingman. Mr. Petit stated the people should have a vote.

Mr. Jeppson stated the commission would not meet in time to receive a report from the Planning & Zoning Commission meetings before the Council took action on the application. Mr. Jeppson stated if the item was tabled it would be tabled indefinitely. The MOTION to TABLE DIED for lack of a second.

Commissioner Woods made a MOTION to VOTE on whether the commission was going to support Kingman Crossing. Commissioner Cobb SECONDED.

Mr. Dougherty stated the topic was not about Kingman Crossing. Mr. Dougherty stated it was about re-zoning the land to allow the future possibility of development. Mr. Dougherty read the commission's mission statement. Mr. Dougherty stated the land would be developed eventually, either residentially or commercially, and would not continue to be open space. Mr. Dougherty stated the feasibility study would show where the underpass should be located. Mr. Dougherty stated there was sporadic interest on the land and re-zoning it would allow the City to let developers know the land may be available in the future. Mr. Dougherty stated the City would not be able to sell the land without a vote.

Commissioner Woods made a MOTION to SUPPORT the application for the General Plan Amendment. Commissioner Cobb SECONDED and it was APPROVED by a vote of 4-0.

## 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.**

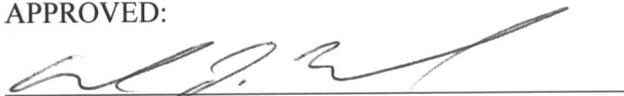
Commissioner Woods stated there was a new transload rail to trucking company ready to sign papers to occupy the old Honeywell site at the Kingman Airport Industrial Park. Commissioner Woods stated the company would begin business by the end of April. Commissioner Woods stated the acid transloading company that recently located to Kingman would be increasing the number of trucks sent to the copper mines.

Commissioner Cobb made a MOTION to ADJOURN. Commissioner Woods SECONDED and it was

APPROVED by a vote of 4-0.

**ADJOURNMENT 8:07 A.M.**

APPROVED:



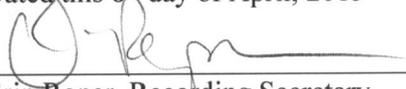
Richard Hamilton  
Economic Development Marketing Commission Chairman

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

**CERTIFICATE OF ECONOMIC DEVELOPMENT MARKETING COMMISSION**

I, Erin Roper, 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 Marketing Commission held on March 11<sup>th</sup>, 2015.

Dated this 8<sup>th</sup> day of April, 2015



Erin Roper, Recording Secretary