

**TUSAYAN AD HOC HOUSING COMMITTEE  
PURSUANT TO A.R.S. § 38-431.02 & §38-431.03**

Wednesday, January 18, 2011, 5:00 p.m.  
Grand Hotel – Suite – Room 300  
149 State Route 64, Tusayan, AZ. 86023

**MINUTES OF HOUSING COMMITTEE**

**1. CALL TO ORDER**

John Dillon called the meeting to order at 5:00 p.m..

**2. ROLL CALL**

Housing Members Present: Delia Enriquez, Teresa Wiegel, Ginger Booth, Sam Bova, & Mike Rock

Public Attendance: Cynthia Seelhammer, (Interim Town Manager), Bob Blasi (Town Council), Al Montoya (Town Council), Bill Fitzgerald, Terri Attridge, Ray Greene, Sandra Angat, John Thurston, other members of the public arrived after meeting started.

**3. CALL TO PUBLIC**

Comments made on the recent closure of a local business that provided housing for its employees

These comments stressed the importance of housing in Tusayan and how housing should not be tied to employment.

More comments provided in discussion on RFP's comments below.

**4. MEETING MINUTES APPROVAL FROM PREVIOUS MEETING**

John Dillon – Craig Graves resigned – Craig was in possession of minutes and did not provide prior to his departure. No meeting minutes exist for meeting held on Nov. 30, 2010.

**5. DISCUSSION OF OPEN POSITIONS**

**A.** Secretary - Motion made by Delia to nominate Mike Rock as Secretary, second by Ginger – Motion Passes

**B.** Open Board Positions

Resignation of:

Chief Robbie Evans

Craig Graves

Joseph Fortenberry

John Dillon commented that he would discuss with Town Council on appointing more individuals to this board

Some discussion on reducing the total # of people on this board and also the possibility of the appointment of “reserves” or backup people due to the turnover that has occurred on this Committee.

**6. DISCUSSION OF REQUEST FOR PROPPSAL FOR AN OFFICIAL HOUSING STUDY**

Ad Hoc Housing Committee:

Following comments were discussed

We need to make a decision

Don't want to do haphazardly

Torn of RFP – Is it really necessary?  
Prefer the Kuehl and D&H Consulting over EPS  
Housing is an important topic – we need to get more people involved  
Don't think a town should pay for the study – make the company or a potential developer pay for the study

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Town hasn't seen a full year in revenues and this is our first budget –too many unknowns  
Learn from our taxes collected in the first fiscal year then make a decision  
Comment was made that a developer could reimburse the town for this study  
Slightly Premature to conduct this study  
Better Response and results if a third party not affiliated with Tusayan conduct the survey  
Needs to be done right – too much at stake  
Independent study is a must  
Define parameters to data  
Identify pay scales  
# of low income housing  
# of private single family housing  
Research and give us input on successful affordable Housing Projects  
Question was asked – Does the town have a budget for this housing study  
Response was yes – around \$50,000  
HUD – research – have the designated company inform us of resources, grants, federal money that we qualify for  
Public Comments  
Comment was made by Council member that on or around Jan 25, 2011 – developers would be sitting down with Town Council to discuss plans and negotiations.  
Census is inaccurate in this town – need this study to conduct a new census  
Questions of study/survey – directed towards owners, managers, residents, employees, employers  
Knock on doors – get the people to respond and involved – mail surveys do not work  
Discuss Pay range to identify housing needs  
How many people that live in town can really afford a single family home

#### **7. RECOMMENDATIONS OF HOUSING COMMITTEE TO TOWN COUNCIL**

Housing committee recommends Kuehl Enterprises LLC to the Town Council  
Consensus of Board recommends Kuehl Enterprises  
Some revisions and additions in order to change the scope of work to RFP  
Info on Town Site Act  
Sustainability  
Annexation  
Identify the people that live in this community  
Land Swap  
Public Housing Authority  
Trusts – Housing  
Income – determine what is affordable based on yearly income  
For example; is it 30% or 20% of household income  
Best Models from other “gateway” communities  
Yosemite, Yellowstone, Glacier  
Is there a market for housing considered “Not affordable” – Fair Market Value

#### **8. HOUSING COMMITTEE CHAIR**

John Dillon stated that he will follow up with the recommendations of the Housing Committee and share at the next Town Council Meeting

#### **9. SET AGENDA FOR NEXT MEETING**

John Dillon informed Housing Board to stand by for further direction from the Town Council.

10. **ADJOURN -**  
Meeting concluded at 6:30pm.