

## FINAL

### TUSAYAN TOWN COUNCIL WORKSHOP

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03  
Wednesday, April 25, 2012 @ 5:00 P.M.  
TUSAYAN TOWN HALL BLDG  
845 Mustang Drive, Tusayan Arizona

### TOWN COUNCIL WORKSHOP MINUTES

#### 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

The Mayor called the meeting to order at 5:08pm and the Pledge of Allegiance was recited.

#### 2. ROLL CALL

Upon roll call, the following were present:

**MAYOR BRYAN**  
**VICE MAYOR MONTOYA**

Also present:

**COUNCILMEMBER FITZGERALD**  
**COUNCILMEMBER RUETER** – arrived at 5:19 pm  
**COUNCILMEMBER SANDERSON**  
Town Manager Ochoa  
Assistant Clerk Garver  
John Young – presenter – via phone  
Scoot Brown – presenter – via phone

#### 3. STUDY ITEM

##### A. Housing development options and concepts to insure affordable and workforce housing opportunities.

Both Mr. Young and Mr. Brown said that this is the type of housing development work they love because it evokes emotion. Mr. Young has personally experienced the benefits of affordable housing and Mr. Brown has over 40 years of experience. Their work has been under incredible scrutiny and they want to play above board at all times. They prefer to under promise and over deliver.

Mr. Young and Brown would like to meet first with the consumer groups and stakeholders, and then invite the Council to come and see some of their projects that they have done. A game plan on how to execute a project will be set up. Mayor Bryan clarified that he had received an email from them after the development decisions had been made, had visited a couple of their projects in Carbondale, CO several years ago and spoke to them about submitting a bid for work.

A survey would include questions on hours worked, wage scale, what the consumers would like to see, and if consumers will be able to buy. The survey will hopefully be placed in the paychecks of all the major employers in Tusayan, which could include those who live in Valle and in the Grand Canyon Park.

Brown and Young have worked with the Forest Service and National Parks before but not as concentrated amount as Tusayan has. The Forest Service and Grand Canyon Park are in the same situation as Tusayan and Young and Brown would like to convince them that they need a seat the table as well.

The \$250,000 donation that was recently given to help with housing down payments could be incorporated into the projects and they will show the Council how to stretch those dollars for best use. Young and Brown will help the town to attract the people who will want to finance the town's projects and Tusayan's story is particularly interesting and compelling. HUD does not work in ski areas as most people make too much money and the cost of construction is too high. FHA will be a possibility and other options will be available once Young and Brown have had time to assess the town. Rental apartments will be part of their suggestions and laundry mats are great way to bring in the money to cover the cost.

The first trip will be to get to know the town and its needs, educate the town, and understand what the town is looking for. They would like to meet with the prime employers and develop a large needs assessment which will take six weeks. The survey will be the third step.

May 8- 9, 2012 – Brown and Young will come to Tusayan. They will meet with various people and employers in town and then meet with the Council later in the evening.

#### **4. MOTION TO ADJOURN**

Vice Mayor Montoya moved to adjourn the meeting at 5:58pm.

Council Member Sanderson seconded the motion. All were in favor. Motion passed.