

**FINAL**

**TUSAYAN TOWN COUNCIL WORKSHOP**

PURSUANT TO A.R.S. § 38-431.02 & §38-431.03

Wednesday, May 9, 2012 @ 5:30 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 5:35pm and the Pledge of Allegiance was recited.

**2. ROLL CALL**

Upon roll call, the following were present:

**MAYOR BRYAN  
VICE MAYOR MONTOYA**

**COUNCILMEMBER FITZGERALD  
COUNCILMEMBER RUETER  
COUNCILMEMBER SANDERSON**

Also Present: Interim Town Manager Jim Wine  
Assistant Town Clerk Garver

**3. STUDY ITEM**

**A. Presentation and discussion with International Housing Solutions regarding Affordable Housing study, types of units possible, construction approaches, financing options and operational considerations**

John Young and Scott Brown presented to the Council their plan of action. They had spent the previous day reviewing all the sites, meeting with people unannounced and met with scheduled meetings with employers. People were very forthcoming of information and described the current housing situation as three to a closet. Mr. Young and Mr. Brown were very impressed with the affordable housing land that is available. Not only will they put those pieces in their study but will look for every nook and cranny as there is a big need for housing.

The employers agreed to allow a survey to be placed in paychecks with questions on what kind of units are needed, what can they afford, is there dual income and would they be interested in buying. The verbal survey has indicated that workforce housing is the number one issue.

Mr. Young said he is very excited and sees this as a great opportunity. The two major potential sites are spectacular. They will put together larger projects, smaller projects and fill in sites. Smaller projects or fill-in projects will be able to meet the urgency of the housing need that Tusayan is experiencing. Funding is the key to getting projects off the ground and it is great that land has already been provided. Mr. Young recommended the starting of festivals and arts and

cultural events as it is an important part of creating community. He understood the importance of creating environmentally and sound development.

Vice Mayor Montoya relayed to Mr. Brown and Mr. Young the importance for the study to include homes that could be purchased as many in the community would love to have the opportunity to do this, particularly after paying rent for many years. HUD had recently made \$24 million available to Arizona. Due to the large Native Americans in the area, Young and Brown will reach out to them to see if they would like to participate in various areas as well. The Park Service will not be part of the study as they will be doing their own needs assessment.

The real estate transfer tax could be a revenue source as long as it is not prohibited in Arizona. The buyer pays a three percent of the purchase price tax to the Town that can go towards a variety of projects: a sewer treatment plant, work force housing, or a community center. The Town can then bond against it.

Deed restriction is one of the items that the Council would like to discuss in further detail. Brown and Young said that there were many ways to do it and will provide the Council with some different options.

The community has already begun to hope for some changes. It is important for the Council to get information out to the community so that they can begin to dream. The \$250,000 donation recently given by the Halvorsen's goes a long way in helping out first time home buyers in achieving their dream. Other monies available will be the NACOG amount of \$290,000 in 2013. Follow up on this is needed.

Council Member Rueter stressed the importance for the study to help and the Council to get certain things done so that the Town is shovel ready when all the pieces come together.

The next housing workshop will be on May 30<sup>th</sup>, 2012 with the last meeting to be some time near the beginning of July.

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

Council Member Sanderson moved to adjourn the meeting at 7:12pm.

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

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**ATTEST:** On this date, May \_\_\_\_\_, 2012.

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Greg Bryan, Town Mayor

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Town Clerk