

ARIZONA THEME PARK DISTRICT NO. 1

ANNOTATED MINUTES

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November 6, 2015

**I. PROCEDURES:**

- A. Call to Order                      The meeting was called to order at 3:04 p.m.
- B. Roll Call                              Ken Edes, Craig Fritsinger, Michael Nowakowski, and David Phelps were present and constituted a quorum.

Guests in attendance included John Moore, Mayor of Williams, Brandon Buchanan, City Manager of Williams, Al Richmond Arizona State Railroad Museum and Casey Buitenhuis.

- C. Approval of Minutes      Ken Edes motioned and Craig Fritsinger seconded. Motion passed.
- D. Adopt Agenda                      David Phelps motioned and Craig Fritsinger seconded. Motion passed.

**II. PUBLIC PARTICIPATION** – There was no Public participation

**III. AGENDA ITEMS**

**A. Board will hear a presentation from an APS representative about a recommendation for a power option and its potential infrastructure expense.**

APS representative Rick Nicosia from Flagstaff discussed with the Board the possible location and challenges that this location may have. Mr. Nicosia asked the Board for further information in regards to loading and amount of use of proposed site. CEO Tobin shared with APS and the Board some of the numbers that were being thrown around by potential developers. APS will look into the location, usage and costs associated with this kind of project. Mr. Nicosia will get back with the Board on estimates and options available.

**B. Board will hear a presentation from an ADOT representative about transportation access to proposed Theme district sites.**

ADOT representatives, Kevin Biesty – Deputy Director of Policy, Audra Merrick – Flagstaff District Engineer, Nate Reisner – Flagstaff District Development Engineer and Kent Link – Flagstaff District Traffic Engineer, addressed the Board in regards to the potential Theme Park District. Potential location and usage along with the possible traffic were discussed. Discussion was held in regards to new interchange and or modification of existing interchanges. Policies and procedures are in place to address concerns, but a formal letter of intent is required to proceed. A new interchange does not look possible at this time. Information was shared with the Board in regards to the procedures necessary to proceed. Mr. Link shared some traffic numbers he had looked at in regards to this

kind of development and discussion was held in regards to the impact those numbers would make on the traffic roads and possible modifications that might be necessary to handle this kind of traffic. Any feasibility study that is shared with the Board would be helpful to further the estimates.

**C. Board will discuss and may make decisions regarding the Finance Committee recommendations on the Arizona State Railroad Museum Proposal presented by CEO Andy Tobin.**

CEO Tobin presented the items that the Finance Committee had sent on to the Arizona Railroad Museum. These items would be needed to formulate a recommendation from the Committee. Mr. Richmond had responded to the request, but the Committee had not as of yet reviewed the response. Mr. Richmond was present to address any questions the Board had. Board directed staff to have Mr. Richmond meet with the Committee and discuss the items so that this can be expedited.

**D. Board will discuss and may make decisions regarding the Request for Proposals presented by CEO Andy Tobin.**

CEO Tobin presented the draft RFP and discussion was held. Director Phelps discussed the web address and asked that it include the ATPD1 heading and possible the .AZ and .Gov that this District represents. Board member Phelps also asked about the language in the Construction Considerations section in regards to which codes might be applicable. Board Counsel Lopez assured the Board that the language would incorporate any applicable codes. Discussion was held in regards to the Safety and Security section and listing the City of Williams and Coconino County to the list. Discussion was held on the Subcontractors section and the need to limit the levels of Subcontractor agreements that the Board would have to approve. Board Counsel Lopez noted the concerns by the Board member that some language could be added to allow the Contractors that the Board approves to handle the subcontractors under their authority. Motion to approve the ATPD1 RFP application with amended items and to allow administration to make changes to clarify items that may need clarification, was made by David Phelps, Michael Nowakowski seconded. Motion carried.

**E. Board will discuss and may make decisions regarding the District Budget presented by CEO Andy Tobin.**

CEO Tobin addressed the Board and the difficult situation of trying to develop a Budget without money and without any idea the limits of that Budget. Board member Phelps and CEO Tobin worked on this together. This effort is to comply with the State Statues that require the Board to have an approved Budget. Staff

was directed to give the worksheets to Board Counsel Lopez and the Board members so that further discussion can be had.

*IV. ADJOURN:* Chairman Fritsinger adjourned the meeting at 4:40 pm.

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Chairman Craig Fritsinger

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Secretary Ken Edes