



Economic Development Advisory Board Regular Meeting

City Hall, 697 Vista Ave, Page AZ
August 24, 2026 at 5:30 PM

NOTICE OF PUBLIC MEETING AND AGENDA

Pursuant to Arizona Revised Statutes § 38-431.02, notice is hereby given to the members of the City of Page Economic Development Advisory Board and the general public that the Page Economic Development Advisory Board will hold a meeting open to the public in Page City Hall located at 697 Vista Avenue, Page, Arizona.

Members of the Economic Development Advisory Board will attend either in person or virtually.

1. Call to Order

2. Roll Call

Paul Meehan

Kay Leum

Mark Vecchiarelli

Brigham Adams

Dawnell Robertson-Vice Chair

Vicki Alexander

Arden Redshirt-Chair

John Kocjan, Council Liaison

3. Minutes

- A. Discussion and possible action pertaining to the minutes from the Economic Development Advisory Board meeting on July 27, 2026.

4. Hear from the Citizens

The public is invited to speak on any item or area of concern. Items presented during the Citizens portion which are not on the agenda, cannot be acted upon by the Economic Development Advisory Board. Individual members are prohibited by the Open Meeting Law from discussing or considering the item among themselves unless the item is officially on an agenda.

5. Communications

- A. Discussion only pertaining to an update provided by Economic Development Advisory Board members.
- B. Discussion only pertaining to an update provided by Judy Franz, Executive Director of the Page-Lake Powell Chamber of Commerce.
- C. Discussion only pertaining to an update provided by Debbie Moses, Executive Director of Glen Canyon Conservancy.

6. Staff Reports

- A. Discussion and possible action pertaining to an update by Jackelyne Aguirre, City of Page Marketing Coordinator.
- B. Discussion only pertaining to an update provided by Adam Geller, Public Information Officer for the City of Page.
- C. Discussion only pertaining to an update for the proposed workforce housing project in partnership with Genterra and Coconino Community College.

7. Unfinished Business

- A. Discussion and possible action pertaining to an update regarding the Facade Improvement Program.

8. Adjourn

FOR YOUR INFORMATION

Next Regular Meeting Monday, September 28, 2026, at 5:30 p.m.

Persons with disabilities should call the City of Page at 928-645-8861 for program and services information and accessibility.

If you would like to receive City Council and Board agenda notifications via email, please visit our public portal and sign-in or create an account to subscribe: <https://pageaz.portal.civicclerk.com/>.

DISCLAIMER: Agenda Items may be taken out of order. This agenda may be subject to change up to 24 hours prior to the meeting. Please see the local crier boards or our website at cityofpage.org for the current agenda.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the attached notice was duly posted at the following places: City Hall Bulletin Board located at 697 Vista Avenue, Page, Arizona; Justice Building Bulletin Board located at 547 Vista Avenue, Page, Arizona; U. S. Post Office Lobby located at 44 Sixth Avenue, Page, Arizona, on the ____ day of _____, 20__, at _____ a.m./p.m.

CITY OF PAGE

REQUEST FOR BOARD ACTION

Meeting Type: Regular Meeting

Meeting Date: August 24, 2026

Department: Economic Development

Presented by:

Brief Title: Discussion and possible action pertaining to the minutes from the Economic Development Advisory Board meeting on July 27, 2026.

Agenda Section: Minutes

Agenda Sub-category: Board Item

Recommended Action:

Move to approve the minutes from the Economic Development Advisory Board meeting on July 27, 2026.

Background:

N/A

Attachments:

1. Reg Meeting Minutes EDAB 7.27.26



**Economic Development Advisory Board
Regular Meeting Minutes
July 27, 2026**

A Regular Meeting of the Economic Development Advisory Board was held at 5:30PM. on July 27, 2026, in the Council Chambers at Page City Hall. Chair Erik Stanfield presided. Arden Redshirt, Mark Vecchiarelli, Dawnell Robertson, Vicki Alexander, Jackelyne Aguirre, Marketing Coordinator; and Adam Geller, Public Information Office, and Frank Marbury; City Manager were present. Kay Leum, Brigham Adams, and John Kocjan were absent.

Stanfield called the meeting to order at 5:31PM.

MINUTES

Motion made by Alexander to approve the minutes from the May 26, 2026, meeting. The motion was seconded by Stanfield and passed unanimously upon a vote.

HEAR FROM THE CITIZENS

No citizens addressed the Economic Development Advisory Board.

COMMUNICATIONS

A. Discussion only pertaining to an update provided by Economic Development Advisory Board members.

Stanfield informed the board that he is resigning from the Economic Development Advisory Board due to him moving out of Page.

B. Discussion only pertaining to an update provided by Judy Franz, Executive Director of the Page-Lake Powell Chamber of Commerce.

Franz reported on visitation for the Page-Lake Powell Hub for the month of June, recent media interviews to help promote business and recreation opportunities on Lake Powell, and a new landing page on The Hub's website for visitor itinerary building.

C. Discussion only pertaining to an update provided by Debbie Moses, Executive Director of Glen Canyon Conservancy.

Moses reported on visitation for the Glen Canyon Conservancy, Carl Hayden Visitor Center, and Navajo Bridge Interpretation Center for the month of June. Funding has been approved for a portable accessibility ramp for the Weaver House at Lonely Dell Ranch. Moses invited the board members to tour the archives collection that GCC is responsible for.

STAFF REPORTS

A. Discussion only pertaining to an update provided by Adam Geller, Public Information Officer for the City of Page.

Geller reported on recent film groups visit Page, TV segments recorded and will be shown in Los Angeles and Las Vegas, Arizona Office of Tourism will be capturing drone footage, international and domestic marketing plans, streaming ads, and live digital passports. There was discussion.

B. Discussion and possible action pertaining to an update regarding the Facade Improvement Program.

Geller and Marbury provided a status update on the Facade Improvement Program and provided details about added information. There was discussion and staff was asked to send documents for the program to the board members to review before the next meeting. Stanfield asked about setting guidance standards for program applications to be discussed at the next meeting. There was discussion.

NEW BUSINESS

A. Discussion and possible action pertaining to the appointment of a Chair to the Economic Development Advisory Board.

Alexander motioned to appoint Redshirt as the chair of the Economic Development Advisory Board. There was discussion. Robertson seconded motion. The motion passed unanimously upon a vote.

B. Discussion and possible action pertaining to the appointment of a Vice Chair to the Economic Development Advisory Board.

Alexander motioned to appoint Robertson as the vice chair of the Economic Development Advisory Board. There was discussion. Redshirt seconded motion. The motion passed unanimously upon a vote.

ADJOURN

The meeting was adjourned at 6:44PM.

City of Page Staff

Arden Redshirt, Chair

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the City Council Regular Meeting, held on July 27, 2026, I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____

City of Page Staff

REQUEST FOR BOARD ACTION

Meeting Type: Regular Meeting

Meeting Date: August 24, 2026

Department: Economic Development

Presented by:

Brief Title: Discussion and possible action pertaining to an update regarding the Facade Improvement Program.

Agenda Section: Unfinished Business

Agenda Sub-category: Board Item

Recommended Action:

Staff recommends that the Advisory Board review the proposed updates to the Façade Improvement Program and forward a recommendation to the City Council for approval, with or without modifications.

Background:

N/A

Attachments:

1. Facade Improvement v2 Program Packet 8-17



FAÇADE IMPROVEMENT PROGRAM
SECTION 1: APPLICATION PROCESS
SECTION 2: APPLICATION & CHECKLIST

Façade Improvement Guidelines

PROGRAM OVERVIEW & PURPOSE

The purpose of the Façade Improvement Program (“Program”) is to improve the appearance of buildings in the **Business District**. The Program’s mission is to stimulate redevelopment and private sector capital investment by proactively addressing deteriorating property conditions and encouraging improvements which increase business activity, aesthetic appeal, and economic vitality.

This program is managed and administered by the City of Page Development Services Department with the Economic Development Advisory Board providing guidance on program design standards and priorities. Development Services Staff will maintain program guidelines, application, and publication documentation as well as manage the budget and activities of the Façade Improvement Program.



GOALS

The Façade Improvement Program hopes to establish a revitalized business district that encourages economic growth, consumer satisfaction, and general appearance improvement. While the primary goal is to improve commercial building façades, a secondary goal is for the City of Page to support local business in the effort to stimulate business.

Goals of the Program

1. Visually improve façades to encourage economic growth in the Business District.
2. Encourage high-quality redevelopment and beautification
3. Increase or restore architectural elements to the structure

ELIGIBILITY CRITERIA

Eligible Participants

Eligible participants include property owners and tenants of commercial buildings within the **Business District**. Tenants must have written owner-authorization to participate in the program. Applicants are responsible for ensuring all required permits were obtained prior to construction, where applicable. Applicants may submit applications for multiple eligible properties; however, each property shall be eligible to receive only one grant award during the life of the program.

Retroactive Eligibility

The Façade Improvement Program may reimburse qualifying façade improvements completed prior to application, provided the improvements were completed within the eligible reimbursement period on or after January 1, 2023, comply with all program requirements, and receive approval from the City. Retroactive eligibility is intended to recognize recent private investment that supports the goals of the program.

Project Requirements

All projects should be completed by a licensed contractor, be permanent to the structure/façade and remain as part of the property (if the building is sold or the applicant moves to a different location). If City Code violations exist on the property, the owner/tenant may apply to the Program but will not receive any reimbursement until all violations have been remediated.

Deed of Easement Requirement

As a condition of receiving grant funding, the property owner shall execute and record a Deed of Easement with the Coconino County Recorder's Office. The easement requires funded improvements to be maintained for a period of ten (10) years and is intended to protect the public investment made through the Façade Improvement Program. The cost to record the Deed of Easement is \$30, and the City of Page will provide a standard template.

Architectural and Design Guidelines

Chapter 152 City Ordinance, Section 2.3.5 (Commercial and Mixed-use site and Architectural Design Guidelines). Stipulations of this section are applied to all proposed projects regardless of frontage or location. The Economic Development Advisory Board may recommend supplemental design standards, such as color palette alignment with downtown beautification efforts, which Development Services will incorporate into its review criteria.

Eligible Projects

- Exterior painting and Façade repair (including murals)
- Façade detail and trim restoration or replacement
- Exterior Signs
- Façade accessibility improvements
- Canopies and awnings
- Doors and windows
- Façade and display window lighting
- Addition of patios or outdoor dining areas and associated permanent improvements (excluding furniture)

Ineligible Projects

- Landscaping
- Wind screens
- Evaporative coolers
- Portable heaters
- Fans
- Outdoor furniture
- Other non-permanent improvements
- New building construction
- Roof repairs (other than those portions that directly attach to a new or renovated façade)
- Billboards
- Any interior work
- Any improvements not visible from the public right-of-way

- Any items that are not allowed by the City of Page Building and Zoning Code

Funding

Applicants will have the opportunity to receive a maximum reimbursement of up to 50% of the approved project cost with a maximum reimbursement amount of \$15,000 per approved project. Reimbursements are subject to available funding. Approved projects must be completed and all reimbursement documentation submitted no later than July 1, 2027, unless otherwise authorized by the City. The program is funded through the City General Fund. Grant awards are subject to verification of project eligibility, eligible project costs, and compliance with all program requirements. Applications must be received no later than 5:00 p.m. on March 1, 2027.

BUSINESS DISTRICT



APPLICATION PROCESS:

STEP 1 » Complete and submit application

Applicants shall submit a completed application, including all required supporting documentation identified in the application checklist. Applicants seeking retroactive reimbursement shall submit documentation demonstrating that the completed improvements satisfy all program eligibility requirements.

STEP 2 » Application review

Development Services staff will review each application for completeness, eligibility, and compliance with program requirements. Applications will be reviewed on a first-come, first-served basis until available funding has been exhausted. Staff will verify:

- a. Project eligibility
- b. Proposed scope of work and design plan
- c. Compliance with program guidelines and applicable City codes, including any EDAB-recommended design standards
- d. Total eligible project costs and required matching contribution

STEP 3 » Award notification

Applicants selected for funding will receive written notification of award. Retroactive reimbursement may be considered for qualifying improvements completed within the eligible reimbursement period established by the program.

STEP 4 » Execute and record Deed of Easement

Prior to the issuance of grant funds, the property owner shall execute the required Deed of Easement and associated agreement. The easement shall be recorded with the Coconino County Recorder's Office at the time of reimbursement.

STEP 5 » Submit reimbursement documentation

Applicants must submit copies of paid invoices, canceled checks, contractor lien waivers (if applicable), receipts, and photographs of the completed improvements for reimbursement. Documentation should identify the eligible work completed under the approved application.

STEP 6 » Development Services inspection

Development Services staff will inspect completed improvements to verify compliance with the approved application and program requirements. This inspection does not replace or supersede any inspections required by the City's Building Safety Division.

STEP 7 » Reimbursement

Once all required documentation has been received and the final inspection has been completed, applicants will be reimbursed up to the approved grant amount. Approved projects must be completed and all reimbursement documentation submitted no later than July 1, 2027, unless otherwise authorized by the City.

Façade Improvement Program Application & Checklist

Date: _____

PROPERTY INFORMATION

Property address:

Year dwelling was constructed:

Applicant name:

Applicant address:

Applicant phone: _____

Applicant email: _____

Business name (if applicable):

How long have you been in business (if applicable)?

How many employees do you currently have on staff?

How many employees do you anticipate adding after improvements?

PROPERTY OWNER INFORMATION

Property owner name:

Property owner address:

Property owner phone: _____

Owner email: _____

Is the property currently for sale?

PROPERTY OWNER ACKNOWLEDGMENT

I am the property owner of the building address noted in this project application and my address and phone number are noted correctly in this document. I have been informed of the applicant's intention to perform the improvements described in this application, and I hereby authorize the tenant to apply for the proposed improvements.

Property owner signature:

_____ Date _____

Property owner phone: _____

APPLICATION NARRATIVE Proposed project (check all that apply):

- ☐ Exterior painting and façade repair
- ☐ Awnings Doors and windows
- ☐ Façade and display window lighting
- ☐ Addition of a patio or outdoor dining areas and associated permanent improvements (excluding furniture)
- ☐ Exterior signage and parking lots/parking lot striping
- ☐ Other

Anticipated start date:

Anticipated finish date:

Proposed TOTAL project cost:

NARRATIVE

Provide a narrative of your proposed project including types of improvements (doors, windows, signage, etc.) and outcomes for the building (how the project will improve your business.) Be as detailed as possible. Attach additional pictures or documentation as necessary.

APPLICATION CHECKLIST

With this application, I have included or completed the following:

Please email electronic copy of the completed application to Sylvia Shaffer at sshaffer@pageaz.gov

1. Completed application, including a description of the proposed project and project budget.
2. Site plan or sketch identifying the location of the proposed improvements, if applicable.
3. Design plans, renderings, or product information describing the proposed improvements, if applicable.
4. Photographs of the existing conditions.
5. Paint chips, color samples, material samples, or product specifications, if applicable.
6. If the project includes signage, a sign plan showing the proposed location, dimensions, materials, and design.
7. Documentation of all required building or development permits, if applicable.
8. For reimbursement, copies of paid invoices, receipts, canceled checks, contractor lien waivers (if applicable), and photographs of the completed improvements.

DISCLAIMERS AND SIGNATURES,

I understand that all improvements are subject to obtaining the appropriate permits for the project.

INITIAL: _____

I understand that information and photos submitted may be used for promotion of the Façade Improvement Program.

INITIAL: _____

Applicant signature:

Applicant printed name:

Property owner's name:

Submission date: _____