DRAFT

MINUTES OF REGULAR MEETING
OF THE CAREFREE TOWN COUNCIL

WHEN: TUESDAY, JUNE 2, 2026

WHERE: CAREFREE TOWN COUNCIL CHAMBERS
33 EASY STREET, CAREFREE, AZ 85377

LIVESTREAM: CAREFREE YOUTUBE CHANNEL
https://www.youtube.com/@Carefree.AZgov

TIME: 5:00 P.M.

Pursuant to A.RS. 38-431.02, notice is hereby given to the members of the Town Council of the Town of Carefree, Arizona and to the general public that the members of the Town Council will hold a meeting open to the public. For any item listed on the agenda, the Council may vote to go into Executive Session for advice of counsel and/or to discuss records and information exempt by law or rule from public inspection, pursuant to Arizona Revised Statues §38-431.03.

The agenda for the meeting is as follows:

CALL TO ORDER

Mayor Crane called the meeting to order at 5:02 p.m.

ROLL CALL
Members of the Council may participate by technological means or methods pursuant to A.R.S. §38-43I(4).

COUNCIL MEMBERS PRESENT:
Mayor Crane
Vice Mayor Kroyer
Council Member Amoroso
Council Member Johnson - Via Telephone
Council Member Miller - Via Telephone
Council Member Rose-Scurti
Council Member Roth

COUNCIL MEMBERS ABSENT:
None

STAFF PRESENT:
Town Administrator, Kristen Krey
Interim Town Clerk, Samantha Gesell
Economic Development Director, Steve Prokopek
Communications Manager, Madisyn Garrett
Town Attorney, Denis Fitzgibbons

PLEDGE OF ALLEGIANCE

The group recited the Pledge of Allegiance.

CONSENT AGENDA

All items listed hereunder are considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a council member so requests, in which event the item will be removed from the consent agenda and will be discussed separately:

1. Approval of the May 05, 2026 Town Council Regular Meeting Minutes.

2. Approval of Check Register Report May, 2026.

3. Approval of Combined Trial Balance All Funds February 28, 2026.

4. Approval of Combined Trial Balance All Funds March 31, 2026.

5. Approval of Thunderbird Artist Festivals Season 2025-2026 Road Closures on January 14-17, 2027 and March 4-7, 2027

   Council Member Amoroso MOVED TO APPROVE Consent Agenda items 1-5. SECONDED by Council Member Rose-Scurti. CARRIED, 7-0.

REGULAR AGENDA:

6. Current Events

   Mayor Crane announced:

   - Carefree Conversations to be held June 12, 2026, from 9:00 a.m. to 11:00 a.m. at the Sanderson Lincoln Pavilion.
   - Dedication of the Liberty Tree on June 12 at 11:00 a.m. in the Carefree Gardens.
   - The next Town Council meeting will be held June 30, 2026, one week earlier than normal due to Maricopa County election use of the chambers.

7. Town Center Parking Policy

   Economic Development Director, Steve Prokopek presented Resolution 2026-11, outlining a policy to:

   - Support Village Center redevelopment efforts.
   - Prioritize creation of approximately 40 additional parking spaces.
   - Preserve Easy Street parking for customers and visitors.
   - Support existing and future retail and restaurant development.
   - Coordinate parking improvements with redevelopment investments.

   Council discussed employee parking alternatives, future parking expansion opportunities, and the importance of demonstrating commitment to redevelopment.

   Council Member Rose-Scurti MOVED TO APPROVE Resolution 2026-11, a Resolution of the Town Council of Carefree, Maricopa County, Arizona, adopting the policy to create new parking spaces to support current retail uses, new retail development, and retail expansion within the

village center redevelopment area and preserve spaces on Easy Street adjacent to retail buildings for town. SECONDED by Vice Mayor Kroyer. CARRIED, 7-0.

8. Orchard Street Market Development Agreement
Economic Development Director, Steve Prokopek introduced the proposed Development Agreement between the Town of Carefree and Los Portales HR, LLC for redevelopment of the Los Portales property at 99 Easy Street as the proposed **Orchard Street Market**.

Ken Martindale, representing the project, described plans for:

- A curated public marketplace featuring specialty food vendors.
- Restaurant, wine bar, and experiential uses on the lower level.
- Restoration and modernization of the historic Los Portales building.
- Estimated private investment exceeding $5 million.

Mr. Prokopek presented key agreement provisions:

- Minimum developer investment of $2.2 million.
- Minimum taxable sales revenue threshold of $2.6 million.
- Completion deadline of July 1, 2028.
- Public restroom availability.
- Retail occupancy requirements.
- Development fee waivers.
- Blight-removal grant assistance.
- Construction and sales tax reimbursement provisions.
- The total incentive package capped at $1.3 million.

Mayor Crane expressed strong support for the proposal, noting its prime location in the heart of downtown at Easy Street and Ho Hum. The Mayor stated that the project is a strong example of a successful public-private partnership and described it as a fantastic opportunity for the community. He commented that the development will create a unique experience and destination for residents and visitors alike, while helping to invigorate the surrounding area. The Mayor further noted that the project has the potential to extend economic development activity beyond Los Portales and generate positive momentum throughout the downtown district.

Vice Mayor Kroyer expressed enthusiasm for the project and stated that it is an exciting opportunity for the community.

Council Member Roth stated that the Orchard Street Market concept is outstanding and described it as a retailer's dream. She expressed appreciation for the building and noted that it is encouraging to see a developer with such enthusiasm and vision for its future use.

Council Member Rose-Scurti expressed support for the project's design, noting that the proposed modifications open up the existing building and create greater visibility into the space. She commented that the increased transparency makes the development more inviting and welcoming and described the design approach as a positive enhancement to the property.

Council Member Miller commented that he has reviewed the project renderings and, drawing on his experience as an architect, believes the design has been executed exceptionally well. He stated that the project complements the character and aesthetic of the Town.

Public Comment was heard from the following residents:

Les Hardie spoke in support of the project, describing it as a catalyst for redevelopment and

economic vitality within Town Center.

Council Member Roth MOVED TO APPROVE Resolution 2026-12, authorizing the Mayor to execute a Development Agreement for Orchard Street Market between the Town of Carefree and Los Portales, HR, LLC. SECONDED by Vice Mayor Kroyer. CARRIED, 7-0. Satisfying the required two-thirds vote requirement.

CALL TO THE PUBLIC

9. Call to the Public: Consideration of comments from the public. Pursuant to Section 2-4-7(0) of the Town Code and A.R.S. 38-431.0l(H), those wishing to address the Council need not request permission in advance. The public may address the Council on matters not on the agenda. At the conclusion of an open call to the public, individual members of the public body may respond to criticism made by those who have addressed the public body, may ask staff to review a matter, direct staff to study the matter, reschedule the matter for further consideration and decision at a later date, or may ask that a matter be put on a future agenda. However, the Council may not discuss or take legal action at this time. Please limit your comments to not more than 3 minutes.

   Public comment was heard from the following citizens:

   John Mattes:
   Mr. Mattes commented on public records requests, code enforcement practices, temporary sign enforcement, and consistency in the application of Town ordinances. He also expressed support for the proposed Orchard Street Market project and parking improvements.

   John Traynor
   Mr. Traynor commented on citizen participation in government, the upcoming election season, sign regulations, and expenditures related to Town signage and consulting services.

   Maureen Benedetto
   Ms. Benedetto commented on the importance of public engagement, Town spending priorities, maintenance of the Carefree Gardens and public facilities, and matters related to the upcoming Town election.

ADJOURNMENT

The meeting was adjourned by unanimous consent at 6:05 p.m.

TOWN OF CAREFREE

_____
Samantha Gesell, Interim Town Clerk

_____
John Crane, Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the Regular Meeting of the Town of Carefree held June 2, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

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Samantha Gesell, Interim Town Clerk