MINUTES

TOWN OF MIAMI

ECONOMIC DEVELOPMENT ANNEXATION AND ABATEMENT ADVISORY COMMITTEE MEETING
WEDNESDAY, JUNE 17, 2026, AT 10:00 AM

1. CALL TO ORDER:

Meeting called to order at 10:06 a.m.

2. PLEDGE OF ALLEGIANCE/INVOCATION:

Pledge of Allegiance. Mrs. Evelyn Vargas gave the invocation.

3. ROLL CALL OF COUNCIL MEMBERS:

PRESENT: Rustin Shinn, Gary Wilson, Philo Carter (telephonically), Celia Kenyon, Carole McNamus (telephonically), and Evelyn Vargas.

Note: John Ramirez resigned from the Committee.

EXCUSED: Tim Elinski and Douglas Berry.

STAFF PRESENT: Town Clerk Karen Norris.

4. APPROVAL OF MINUTES: May 20, 2026.

Gary Wilson moved to approve the minutes of the May 20, 2026, meeting. Motion seconded by Celia Kenyon. Vote – all in favor.

Mr. David Stanley with Capstone Copper is present.

5. BUSINESS:

1. Report and updates from the blight and abatement group.

Chairman Shinn reported that the Blight and Abatement Committee met immediately prior to the meeting to review both residential and commercial properties identified as potentially blighted. The committee reviewed and discussed the Town's blight-related code provisions as provided by the Town Attorney. Members discussed working collaboratively with residential property owners to address blight concerns and suggested that the Town Code include a six-month moratorium period to allow property owners time to remedy issues. The committee also discussed available resources that could assist residential property owners in addressing blight conditions and recommended establishing a one-year goal for demonstrating measurable improvement in blighted properties throughout the community. The next committee meeting will focus on reviewing and discussing commercial properties. An open discussion followed regarding the current list of potentially blighted properties. Members noted the need to determine whether each property meets the criteria for blight as defined in the Town Code. Discussion also included the importance of involving Code Enforcement in the process. Mrs. Vargas commented on the potential use of mapping to identify and designate areas for certain types of housing. Brief discussion was also held regarding the identification of Town-owned properties.

2. Reports and updates from the annexation and expansion group.

This group has not met to discuss annexation yet. A brief discussion was held regarding the need for the Town to develop incentives that would encourage individuals and businesses to become part of the Town of Miami and invest in the community. Members commented on the importance of creating opportunities and benefits that would make participation and development within the Town more attractive. There was a brief discussion regarding the work groups being out of alignment. Evelyn Vargas moved to assign Carole to the blight committee. Seconded by Gary Wilson. Vote – All in favor.

3. Discussion regarding the Strategic Plan.

Very brief discussion regarding the Strategic Plan.

4. Discussion and planning future agenda items.

Next meeting is July 15th at 10:00 a.m. Add discussion regarding recommending appointment of new members to fill current vacancies.

6. ADJOURNMENT:

Gary Wilson moved to adjourn the meeting. Seconded by Evelyn Vargas. Vote – all in favor.

The meeting adjourned at 11:04 a.m.

Rustin Shinn, Chairman