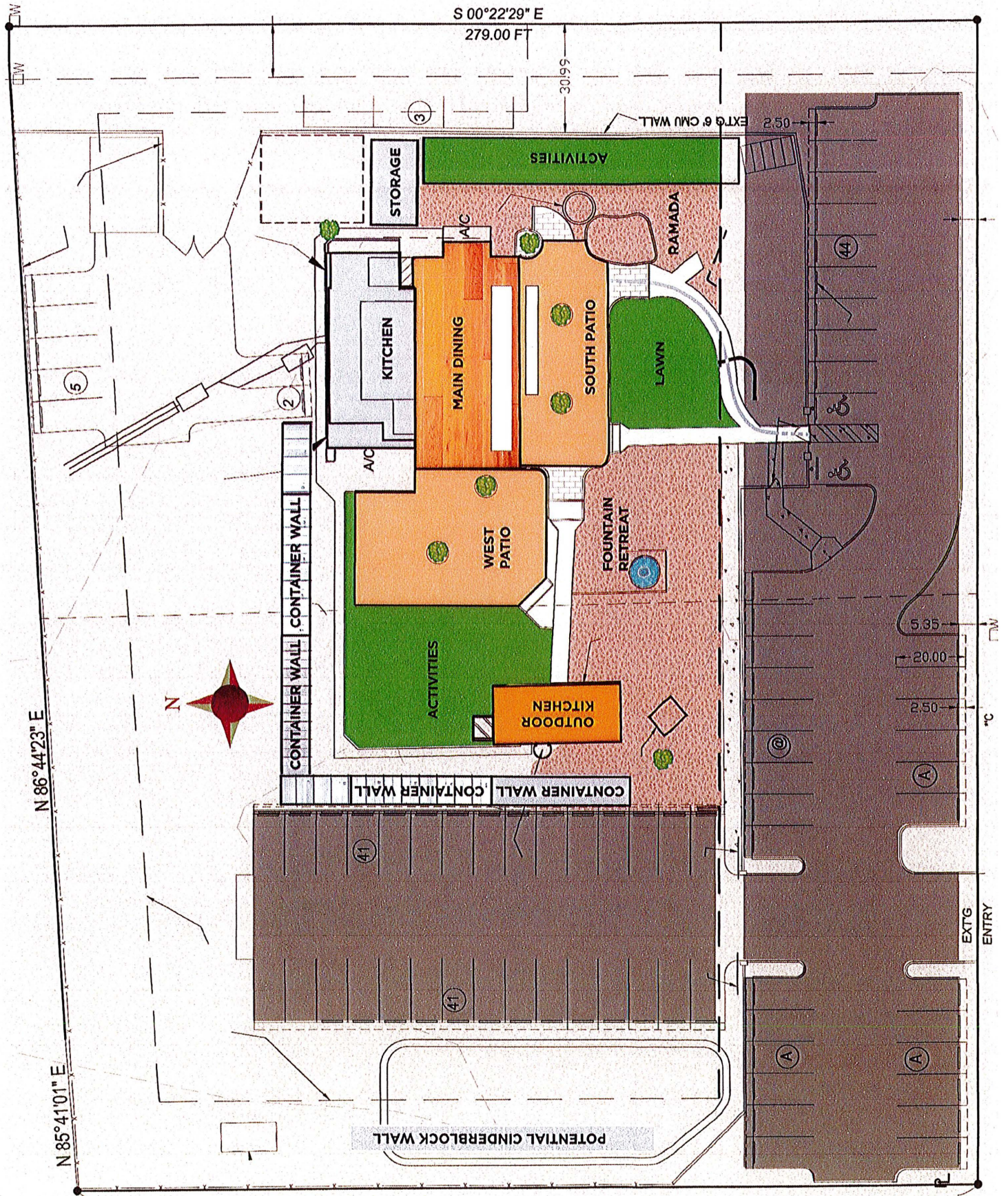


AGENDA MATERIAL

DATE 5/21/19

ITEM NO. RA No. 34



MAY 20 19 PM 04:35 PLOK OF BD A-33



BARNYARD OPEN HOUSE/AFTERSCHOOL SNACK GATHERING:
5/14/2019

Dear Neighbors,

We are happy to share with you that while there is still much to do, we have made great strides in the development of the Barnyard restaurant. Thank you to each of you for your patience and understanding as we worked through the construction phase of the project. Foundational items such as utilities are now in place, including gas, electric, air conditioning, cable and wifi; and, we have a new fire hydrant along Tanque Verde road to better serve our neighborhood.

Physical construction on the property is largely complete and we are now entering the rewarding stage of adding finishing touches. Our kitchen on the north side of the property is built and you may have noticed that the Barn has a fresh coat of paint. Windows and doors have been installed and our stone fountain is almost ready to begin its tranquil flow.

The interest and support we have received from our friends in the Tanque Verde Valley has been most heartwarming and encouraging, although we have refrained from sharing details publicly until we are closer to a firm launch date. We have placed a banner on the south wall of the property facing Tanque Verde with a limited landing page (Barnyardaz.com) to invite thoughts from neighbors in the Valley.

It is our pleasure to invite you to an *Open House/Afterschool Snack Gathering at the Barnyard on Tuesday, May 14 at 3:30 pm* to share our concepts and to review the progress we are making. We would love to have neighbors and your children/grandchildren join us to have an open dialogue regarding our endeavor, and to hear your thoughts and suggestions on how to best create the environment we all will appreciate and enjoy.

We continue to strive to create a family atmosphere in a casual, friendly country setting that fits well within this unique and special neighborhood.

We hope to see you there!

Best regards,

The Barnyard Team



BARNYARD OPEN HOUSE MEETING NOTES

May 14, 2019, 3:30 - 5:00. Lisa and Jerry Kertesz invited near neighbors (within 300 feet of the property) to join them at the Barnyard for afterschool snacks and an open house. 21 neighbors attended the gathering and we all enjoyed a very cordial afternoon together. We began with each of us introducing ourselves and while many neighbors were old friends, a good number of them were meeting one another for the first time.

Jerry welcomed the neighbors to the current state of the Barnyard development and covered the following topics with them:

- Outlined the Pima County Hearing Administrator meeting on April 4th and invited the neighbors to join the Board of Supervisors meeting on May 21st at 9:00.
- Reviewed the Special Conditions recommended by the Hearing Administrator to the Board of Supervisors
- Discussed the hours of operation and answered questions regarding the menu
- Shared the layout of the property and the specific plans we have for each of these areas
- Visualized the planned placement of storage containers and the vines that will adorn them (one neighbor indicated that he believes it is unlikely vines will grow attached to a metal box due to the heat generated)
- Indicated that we will place signage on the easement on the east side of the property and also on Mesquite Thicket to indicate that these roads are intended for residents only
- Discussed the outdoor kitchen layout and the menu it will serve, which includes using a pizza oven, a flat top grill, a rotisserie oven, refrigeration and the ability to close the cooking areas in compliance with the Health Department requirements
- Discussed the areas for games and the fountain area
- Shared our plans for a herb garden and a butterfly garden
- Mentioned our intention to have a bandstand, but will now likely build a Ramada or shade structure in that southeast corner of the property
- Discussed Lisa's plan to build a lending library (take a book/leave a book)

Comments and suggestions from the neighbors included:

- "Very much looking forward to live music and have recommendations for acoustic bands in the area" -Mike
- "Would like a Rueben and Philly Cheese steak on the menu" -Gerald
- "We are very excited to have you in our neighborhood and can't wait for you to open" -Sid.
- "Is there going to be a culvert installed where the eastern easement intersects Tanque Verde Road" (Pima DOT indicated that a culvert will be installed)
- "Is there parking in addition to the front (south) lot?" Jerry explained that we will have parking inside the property and that it will be decomposed granite, not paving. This was well received due to the water absorption capability of a DG lot.
- Commitment was made to bring concerns/complaints to one another first prior to lodging any formal complaints
- "Include putting if we are placing artificial turf on the property"
- "Will we be dog friendly?" Our response is that we will not at the outset and may evaluate that at some point in the future (Mike was against a dog friendly policy)
- "Would love to have an area for dancing" -Tom/Linda
- "Will you be open for breakfast?" Tina (Answer: yes)
- "Cannot think of all questions to ask now until we experience the Barnyard as a neighbor. Let's keep our lines of communication open" -Christine
- "Thanks so very much for inviting us to get together and for including us in your plans. It is so nice that you ask us for our opinions and keep us updated on your progress" -Jodi

Neighbors In Attendance:

- Courtney and Jordan Roberts (10995 E TANQUE VERDE RD)
- Mike and Leona Freeman (TANQUE VERDE, S. OF TOM WADDELL)
- Margie and Ry Robinson (BUILDING HOME ON MESQUITE THICKET)
- Gerald and Jody Beiner (11053 E TANQUE VERDE RD)
- Tom and Linda Waddell (11111 E TANQUE VERDE RD)
- Shane and Agelica, two daughters (MESQUITE THICKET)
- Joshua and Mari Tatge (2493 N MESQUITE THICKET CT)
- Christina Waddell (TANQUE VERDE BETWEEN TOM AND SID)
- Sid Waddell (11075 E TANQUE VERDE RD)
- Tina and Paul, daughter [REDACTED] (2410 N WILLOW RANCH RD)
- Bob (TUCSON NATIONAL)
- Randy (APPLEBY'S ORNAMENTAL IRON, ACROSS STREET)



ONLINE INTEREST

In the 1 week since launching the splash page and social media profile...

- **25 Organic Facebook Page Likes and 8 Organic Instagram Followers**
- **136 Email List Subscribers**
- **28 Website Contact Form submissions with enthusiastic comments including:**
 - I can't wait!
 - I'm interested in your opening. Please keep me informed.
 - I cannot wait to have a great place to eat in our neighborhood.
 - Looking forward to it!??
 - This concept desperately needed in this area!! Can't wait!
 - Will there be live music? Hope you add a good red Zinfandel to your wine list, maybe Klinkerbrick or Seghesio. Will you serve cocktails as well? Looking forward to your grand opening!
 - I'm looking forward to having this right up the street from us!!
 - I live off of Tanque Verde loop and I love this idea! I could walk there teeheel!
 - We've been longing for this type of venue in this location for years!!! Thank you so much for bringing this into our community!! So excited to become regular patrons at the

Barnyard Crafthouse & Eatery!?? Wow this is going to be great!!!

- Do you know when you will open? Can't wait!!
- Sign me up. Need a new hangout in the neighborhood.
- Hi, I love that you are in our community. Will you be hiring soon and could I submit my resume to be consider(ed) for a position if you have openings? If so, please feel free to email me. Thank you. Have a nice day.
- Can't wait!
- Looking forward to your opening!
- Very interested!
- Looking forward to more options on the Eastside!
- So excited! Cannot wait for you to open!!!!
- Will this also be a live music venue? Sure hope so!
- Can't wait ...this community needs a good place like this!!!