



MINUTES

Economic Development Commission

October 23, 2013

Town of Queen Creek

22358 S. Ellsworth Road, Queen Creek, AZ 85142

San Tan Conference Room

1. Call to Order and Introductions

Each member introduced themselves

Lee Ester, Chairman	SRP
Carson Brown, Vice Chairman	W Holdings
John Barry	Phoenix-Mesa Gateway Airport
Jason Gad	Town Council
Perry Rea	Queen Creek Olive Mill
Chris Clark	Chamber of Commerce
Warde Nichols	ASU Polytechnic
Cindy Barnes Pharr	CGCC
Tom Lindsey	Queen Creek Unified School District
Jason Barney	Circle G Development
Doreen Cott	Town of Queen Creek
Kim Moyers	Town of Queen Creek
Wayne Balmer	Town of Queen Creek
Cliff Bartholomew	Unison Bank
Ryan Duncan	Nathan & Associates
Ralph Pew	Pew & Lake

Absent:

Mark Schnepf	Schnepf Farms
Steve Sossaman	P& Z Liaison, Resident

The meeting was called to order at 7:30 a.m. by Chairman Ester.

2. Public Comment:

No public comments were received.

3. Items for Discussion and Possible Action

A. Consideration and possible approval of the August 28, 2013 minutes.

Commissioner Carson moved to approve the minutes of August 28, 2013. Commissioner Barney seconded. Motion carried unanimously.

B. Presentation and discussion on real estate trends by Ryan Duncan with Nathan & Associates.

Mr. Duncan gave a presentation on residential real estate trends, the latest housing permit numbers and population growth for the valley. Investor purchases and foreclosure numbers are shrinking and the median price of an existing home is comparable to the median prices that the region saw in early 2004. Queen Creek is the next growth area with Chandler & Gilbert near build out. SR24 will help with commutes and will make Queen Creek more attractive to home buyers. Mr. Duncan reviewed the number of investor purchased home and stated the number of foreclosed homes is decreasing.

C. Presentation and discussion on the Queen Creek Unified School District (QCUSD) Maintenance and Operations (M&O) Budget Override item.

Commissioner Lindsey, Superintendent of Queen Creek Unified School District, reviewed how Arizona funds schools. Arizona funds its schools based on the number of students and the miles students are transported. It is formula based funding and a school district's budget limit does not increase or decrease if the assessed value in the district changes. M&O is the primary fund that makes up most of the school district's day-to-day operating budget. The M&O override is allowed to go to a vote for up to 15% of the state established budget. If approved, it is approved for 7 years, but will need to go back to voters every 5 years. Because the M&O override was not approved in 2012, the district had to reduce the budget by \$835,000 this year. The QCUSD is requesting to allow a 10% Maintenance and Operations budget override from the voters.

Mr. Lindsey stated that the school district is the top employer for Queen Creek and that new housing growth affects the district. QCUSD is ranked the highest of K-12 schools in Maricopa County and ranked 4th in the state of Arizona.

D. Introduction of the 2013 Major General Amendments.

Commissioner Barney abstained from the discussion due to a conflict of interest.

Wayne Balmer gave an overview of the 6 General Plan Amendments (GPA) coming forward.

1. La Jara Farms GPA
2. Estates at Queen Creek Station GPA
3. Meridian Crossings GPA
4. Barney Farms GPA
5. The Vineyards GPA
6. Sonoqui Creek Village GPA

The Town's planning area is 69 square miles and Town limits are 28.4 square miles. The Town will have 2500 new residents with the new homes built this year. Mr. Balmer reviewed growth potential with planned projects.

Mr. Balmer reviewed the Town's preferred alternative for the Meridian Road alignment. Commissioner Rea stated that he does not support proposed Meridian road alignment #D. Council Member Gad explained that the Town has commissioned a fiscal impact analysis of the General Plan Amendments and would like the Commission to discuss and comment on the study as well as the General Plan Amendments.

Staff will work to schedule a special meeting for December and also stated that two new members are being recommended for appointment to the Commission.

Commissioner Barnes-Pharr would like staff to look at and try to accommodate horse trails and bike lanes for all the General Plan Amendments. Ralph Pew, representing several General Plan Amendment applicants, is supportive of the Tischler study. He would like present to the Commission at a future meeting.

E. Summary of current events – Reports from Chair, Commission Members and Economic Development Staff.

- The Commission is invited to the GPEC/Community Partnership Program on November 13 at 9:30 a.m.
- Chandler Gilbert Community College is having a vet expo on Nov. 7 from 1-4 p.m. which is open to the public.
- The Arizona Republic newspaper no longer has a reporter for Queen Creek.
- Chairman Ester will be out for surgery from November 7 through the first week of January. Vice Chairman Carson Brown will chair the Economic Development Commission meetings in his absence.
- An RFP was issued for the Town's 20 acre site and 3 proposals were received.

4. Announcements

None

5. Adjournment

Commissioner Barney moved to adjourn. Commissioner Rea seconded the motion. Motion carried unanimously. The meeting adjourned at 9:07 a.m.

TOWN OF QUEEN CREEK

Lee Ester, Chairman

ATTEST:

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Marsha Hunt, Sr. Administrative Assistant

I, Marsha Hunt, do hereby certify that, to the best of my knowledge and October 23, 2013 meeting of the Queen Creek Town Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Marsha Hunt

Passed and approved on JANUARY 22, 2014