



MINUTES

Economic Development Commission

20727 E Civic Parkway, Queen Creek, AZ 85142

Community Chambers, Acacia Conference Room

December 13, 2017

7:30 am

1. Call to Order and Roll Call

Chair Lee Ester called the meeting to order at 7:35 am. The following people attended:

Commission Members: Lee Ester, Chair; Bill Smith, Vice Chair; Richard Graham; Shane Randall; Derek Neighbors; Grant Tayrien; Perry Berry; Jason Barney; Perry Rhea; Council Member Oliphant

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Economic Development Coordinator; Marissa Garnett, Economic Development Specialist; Bruce Gardner, Assistant Town Manager

Absent Members: Steve Sossaman; Chris Clark; Cindy Barnes; Warde Nichols; Courtney Kleinebreil; Carson Brown; Council Member Hoffman; Mark Schnepf

2. Introductions & Announcements

None

3. Public Comment:

None

4. Items for Discussion and Possible Action

A. Consideration and possible approval of the October 25, 2017 minutes

Motion to approve the October 25, 2017 minutes as presented.

1st: Shane Randall

2nd: Grant Tayrien

VOTE: Approved unanimously

B. Presentation and discussion on Turning a Space into a Place – And then Spreading the Word!, by Kate Borders, Executive Director, Downtown Tempe Authority/Foundation and Vice Chair of the International Downtown Association

Economic Development Director Doreen Cott reported that the speaker cancelled early this morning due to illness and the presentation will be rescheduled.

C. Discussion on the process to become an Accredited Economic Development Organization through the International Economic Development Council.

Ms. Cott highlighted the benefits of becoming an Accredited Economic Development Organization. As a member of this program, the town will be recognized as an organization in the top of the field and it will help to assure that investment resources are well spent. Organizations that are accredited are also invited to attend select meetings at conferences. Ms. Cott noted that there are only sixty organizations accredited nationwide and three locally, including Gilbert, Mesa, and Scottsdale. Ms. Cott outlined the lengthy process to become accredited, which includes documentation review and an audit of our Economic Development Department. This phase begins in January and will be followed by site visits and interviews.

The Commission asked about the cost of the program. Ms. Cott said that fees and travel expenses for the site visit team would be approximately \$5K.

E. Summary of current events – Reports from Chair, Committee Members and Economic Development staff.

Commissioner Bill Smith reported that Banner Ironwood issued an RFP to build a 60,000 square foot medical office building and he reported on future expansion phases.

Council Member Oliphant thanked the Economic Development Commission for their participation and said that the Council values their input.

Commissioner Shane Randall reported that lending activity in Queen Creek is robust.

Commissioner Perry Berry provided updates on school construction and land acquisitions. He invited the commission to attend the Business Partner Breakfast held at the district office on January 30. Mr. Perry recognized QC student Jacob Valdez who received a prestigious \$480,000 national scholarship. Mr. Berry discussed the recent bump from division 5A to 6A in athletics at Queen Creek High School and how it might impact the school financially.

Commissioner Derek Neighbors gave an update on Gangplank's new location, which has a 4-car garage that allows for more maker equipment. He reported that a synthetic fuel company, a computer company and tech related uses are operating in the space. Economic Development Coordinator Jennifer Lindley thanked Mr. Neighbors for updates made to the building and encouraged everyone to tour the facility or attend the ribbon cutting.

Commissioner Richard Graham said the Master Developer Agreement for the southwest part of the Phoenix Mesa Gateway Airport was approved and is the first step to development in that area. He gave an update on construction of a new traffic control tower and said limited federal money is available because the tower is owned by the airport.

Commissioner Perry Rhea gave updates on business at the Queen Creek Olive Mill including construction of a new farm building; expansion plans for retail, restaurant and distribution areas; new products; and five new kiosks in airport terminals. They continue to look for new farming partnerships and are working with Gila River Indian community.

Commissioner Grant Tayrien reported that the planning portion is complete for the ASU research park, which is anchored by Phoenix-Mesa Gateway Airport and the ASU Polytechnic campus. The project will bring development and jobs to the southeast Mesa area.

Commissioner Jason Barney provided updates on Fulton at Barney Farms and Meridian Crossing. He commented that the Ryan Road sewer is in place and will open up the corridor for employment uses. He gave updates on GPEC projects and regional transportation projects including state Route 24.

Chair Lee Ester reported on watershed performance due to lack of winter snow. He stated that the general manager at SRP is retiring. SRP helicopter tours are now available. He said the former SRP director Brenda Burman was appointed as commissioner of Bureau of Reclamation, which is an advantage for our region of the country. He added that the Navajo Generation Station in Page will be decommissioned, which will be detrimental to Navajo jobs in that area.

Director Cott provided the following updates:

- The next step for the hotel (Hampton Inn) on the 5 acre parcel east of QC District will be the development agreement
- Upcoming new business openings include Raising Cane's, Wine and Design and a temporary car sales lot for Earnhardt Chrysler, Dodge, Ram and Jeep
- The State of the Town address will be held at the February 21 Town Council meeting
- Work on the overlay district of the Town Center Plan is underway
- Another Economic Development Summit is being planned for Spring 2018
- Commissioners who have terms that are expiring should re-apply if they are interested in re-appointment

5. **Announcements**

6. **Adjournment**

The meeting adjourned at 8:36 a.m.

TOWN OF QUEEN CREEK

Lee Ester, Chair
Economic Development Commission

Prepared by:

Joy Maglione
Town Clerk Assistant

PASSED AND APPROVED ON: January 24, 2018