



## **MINUTES**

**Economic Development Commission**  
22350 S. Ellsworth Rd, Queen Creek, AZ  
Historic Town Hall  
February 28, 2018  
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; Perry Berry; Steve Sossaman; Chris Clark; Cindy Barnes; Courtney Kleinebreil; Jason Barney; Perry Rea; Carson Brown (arrived 7:50 a.m.)

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Economic Development Coordinator; Marissa Garnett, Economic Development Research Specialist

Absent Members: Grant Tayrien; Warde Nichols; Mark Schnepf; Vice Mayor Turley; Council Member Oliphant

### **2. Introductions & Announcements**

Travis Tomachoff, Angelo Rea and Lamar Keener (Citizen Leadership Institute) were in attendance.

### **3. Public Comment:**

None

### **4. Items for Discussion and Possible Action**

A. Consideration and possible approval of the January 24, 2018 minutes

**Motion to approve the January 24, 2018 minutes as presented.**

**1<sup>st</sup>: Courtney Kleinebreil**

**2<sup>nd</sup>: Shane Randall**

**VOTE: Approved unanimously**

B. Presentation and discussion on activities at East Valley Partnership/PHX East Valley by President/CEO John Lewis

President/CEO John Lewis gave a brief history of his background as mayor of Town of Gilbert and the growth that occurred over the past 30 years in the valley. He discussed the purpose of the East Valley Partnership and the importance of collaboration among the east valley communities to promote economic development. Mr. Lewis discussed the demographics of the region and highlighted issues and opportunities that affect Queen Creek and summarized the importance of aggressive patience when planning for the future.

Mr. Lewis provided information on the PHX East Valley Angel Investor Workshop for those interested in investing in startup companies.

Mr. Lewis announced that he will step down from his position in May to serve as mission president for the LDS church on a three-year mission in Cambodia.

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

Mr. Duncan gave an analysis of the metropolitan Phoenix market trends. He provided statistics on housing growth and new single-family home permits, which are averaging around 20,000 permits annually with steady growth predicted.

Mr. Duncan shared the forecast for population growth and said the Phoenix area is becoming very competitive in the job and new business market. He said builders are active in the area and looking for buildable lots and re-sale home inventory is steady. Mr. Duncan said Chandler and Gilbert are running out of buildable lots for homes and gave an overview of submarkets around the valley including future employment corridors and transportation plans.

Mr. Duncan provided information on Arizona in regards to growth (jobs and population) in comparison with other states across the country. He reported that we have been in the top ten over the years with some ups-and-downs. He expects that Arizona will remain steady and continue to be a top ten growth state.

D. Tour of the new Gangplank QC location

*This item took place after the meeting adjourned.*

The commission walked to Gangplank at 22240 S. Ellsworth Road. Derek Neighbors gave a tour of the new facility and said it has more capacity and maker space. He provided an overview of the program and the collaborative activities that take place at the new location and pointed out the equipment and tools that are available.

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

Economic Development staff provided the following updates:

- The application to become an Accredited Economic Development Organization was submitted. Site visits will be scheduled in the coming months, at which time commission members will have the opportunity to participate in the process.
- The March Economic Development Commission (EDC) meeting will include a presentation on the General Plan. The April meeting will be canceled (unless needed) due to conflicting times with the Budget Committee meeting.
- Work on the overlay district (update to the zoning) for Town Center is ongoing.
- Pre-annexation development agreements with Ironwood Crossing were approved. Pending final approval, the annexation will result in 5,000 new town residents effective April 9.

Commissioner Bill Smith reported that the construction of the Banner Ironwood medical office building is moving forward.

5. **Announcements**

6. **Adjournment**

The meeting adjourned at 8:50 a.m. and the tour of Gangplank followed.

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TOWN OF QUEEN CREEK

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Lee Ester, Chair  
Economic Development Commission

Prepared by:

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Joy Maglione  
Town Clerk Assistant

PASSED AND APPROVED ON: March 28, 2018

