



ECONOMIC DEVELOPMENT COMMISSION MEETING

March 26, 2008, 7:30 a.m.

San Tan Conference Room

1. Call to order

Present:

Council Member Mortensen	Town of Queen Creek
John Schroeder	CGCC Williams Campus
Roseann Sweet	Queen Creek Resident
John Larson	Queen Creek Chamber of Commerce
Steve Sossaman	Queen Creek Resident
Jean Humphries	Arizona State University
Jason Barney	Land Developer
Maryann Guerra	TGen (teleconference)
Doreen Cott	Town of Queen Creek
John Kross	Town of Queen Creek
Kim Moyers	Town of Queen Creek
Wayne Balmer	Town of Queen Creek
Jim Nelson	SRP

2. Public Comment

No public comment.

3. Items for Discussion

Chairman Mortensen asked for item E to be discussed first.

E. Summary of current events – Report from Chair.

- The Ellsworth Loop Road is now open north of Chandler Heights to Rittenhouse Road. The northern portion (railroad underpass) should be completed by August. The road passes through the Town's new retail developments.
- The last beam on the newly constructed library will be placed today.
- The Horseshoe Park Equestrian Centre is under construction.
- The Town's fire department is up and running. Station #2 (temporary) will be completed in April. The Town has a mutual aid agreement with Gilbert.
- The Town will be the official owners of the water company in April.
- The Town recently received above average grades in Valley Forward's Environmental Report Card in four key areas – water, air, land use and transportation. Queen Creek was rated top among communities of 50,000 or less for land use such as the general plan, zoning, open space and preservation of open space.
- The Town recently adopted ordinances in response to the dust control mandates that will impact Queen Creek.
- The budget has been impacted by the change of growth and spending adjustments. The CIP was trimmed 23% and done without any major impact to Town services.

A. Consideration and possible approval of the January 23, 2008 minutes.

A MOTION was made by Chairman Mortensen, seconded by Commissioner Humphries, to approve the minutes dated January 23, 2008. Voice vote carried 8-0.

B. Presentation, discussion and possible action on the Mesa Gateway Area Strategic Plan.
Planning Manager Wayne Balmer gave a presentation on the Mesa Gateway Area Strategic Plan.

Key Points:

- The strategic plan proposes the creation of 100,000 jobs which comprise of commercial, office and industrial parcels.
- The housing types within the plan are multifamily, town houses and detached single family homes.
- The plan will be voted on by Mesa Council Members in May.
- The Phoenix/Mesa Gateway Airport has executed a proposed master plan and is working with the Department of Transportation. Comments are welcome.

Discussion:

- Planning Manager Wayne Balmer mentioned that one of the challenges is how to get revenue generators south of the airport.
- Commissioner Humphries noted that Sossaman Road is currently a bypass to Power Road and affects the University.
- CMC Steel will pose a challenge for traffic with trucks carrying steel products to and from the site.
- Town Manager John Kross stated that the loud aircrafts that do training missions and large cargo aircrafts will create problems to residents due to the proposed extended runway.
- Town Manager John Kross emphasized that Mesa needs to provide financial support for the intersection of Sossaman and Germann Roads and the railroad.

Commissioner Barney made a MOTION, seconded by Commissioner Humphries that Queen Creek provide the following comments to the City of Mesa on the Mesa Gateway Area Strategic Plan. Voice vote carried 8-0.

- Maintain full capacity and north-south movement of Ellsworth Loop Road extension into Queen Creek as a road of regional significance.
- Extend Ellsworth Loop Road ¼ mile east as reflected in Queen Creek's General Plan.
- Designate Germann Road as a primary arterial.
- Regional collaboration required for the Germann/Sossaman/UPRR intersection as well as the improvements along Germann Road from Sossaman to Meridian– participation from City of Mesa, state, MCDOT.
- Design capacity of Crismon as a road of regional significance. Plan for a full-interchange at Crismon/Gateway Freeway.
- Accelerate improvements to Power Road to help lessen the impact on college campuses.

- Align mid-mile road (between Hawes and Sossaman) with the Queen Creek Parkway as designated in the Town's General Plan.
- Minimize impact to Queen Creek with regards to the departure and approach zones on runways.
- Queen Creek supports the additional high-density residential on the north side of the planning area.

C. Presentation on Foreign Trade Zone; Subzone and General Purpose Zone.

Continued to next meeting.

D. Department Update on Sub-Committee for Arts, Culture and Experience.

Economic Development Director Doreen Cott asked for volunteers for the Sub-committee for Arts, Culture and Experience. The following members have showed interest to serve on the sub-committee:

- Jason Barney
- Steve Sossaman
- John Larson
- Jim Nelson
- Roseann Sweet

Commissioner Humphries recommended that the Head of ASU's Humanities & Arts faculty participate on the sub-committee. The sub-committee will begin meeting in April. A "draft" outline of a work plan was distributed to the Commission.

Economic Development Director Doreen Cott presented updates on the department which included:

- Staff is attending an ICSC event in Phoenix today and will set up a display booth.
- April 11 is the GPEC tour of the community.
- April 18 or April 25 – Visiting Colliers International and providing an overview on opportunities in Queen Creek.
- Economic Development Management Assistant Kim Moyers distributed a "draft" copy of the handouts for an email blast that will be go out at the end of March, early April.

Next meeting to be held on Wednesday, May 28, 2008.

Meeting adjourned at 9:05 a.m.