



MINUTES

Economic Development Commission
22350 S. Ellsworth Rd, Queen Creek, AZ
Historic Town Hall
February 27, 2019
7:30 am

1. **Call to Order and Roll Call**

Vice Chair Shane Randall called the meeting to order at 7:35 a.m. The following people attended:

Commission Members: Shane Randall, Vice Chair; Perry Berry; Carson Brown; Grant Tayrien; Brian McKean; Steve Sossaman; Cindy Barnes; Warde Nichols; Bill Smith; Perry Rea; Council Member Oliphant

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator; Kyle Barichello, Planner II; Erik Swanson, Principal Planner; Rob Sachs, Real Estate Coordinator; Bruce Gardner, Assistant Town Manager; Sandy McGeorge, Management Assistant II; Joy Maglione, Town Clerk Assistant

Absent Members: Lee Ester, Chair; Jason Barney; Chris Clark; Richard Graham; Courtney Kleinebreil; Mark Schnepf; Gordon Mortensen; Derek Neighbors; Council Member Turley

2. **Introductions & Announcements**

Vice Chair Randall opened the meeting with introductions. Guests included Gary Deardoff, Citizen Leadership Institute; Bobbie Church-Peck, Citizen Leadership Institute; Travis Tolmachoff, Sossaman Farms; Charles Nwankwo, Chandler Gilbert Community College.

3. **Public Comment:**

None

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

A. Consideration and possible approval of the September 27, 2018 minutes

Motion to approve the September 27, 2018 minutes as presented.

1st: Warde Nichols
2nd: Bill Smith
Vote: Approved unanimously

B. Overview of recent Economic Development events – Economic Development Summit and QC Entrepreneurship workshop

Downtown Development Manager Jennifer Lindley shared survey results from the Economic Development Summit. There were 45 attendees and the survey participants rated the event as excellent. Survey results showed that the event length was just right and the presentations were informative. Ms. Lindley said the survey responses indicated that next year participants would prefer more information on what is left to develop versus what has already been developed in Queen Creek.

Cindy Barnes complemented staff on their excellent presentation skills at the summit and on the strategic planning for the town.

Vice Chair Randall said that he shared a demographic slide from the summit and it was helpful in successfully landing a new project.

Ms. Lindley recapped the Queen Creek Entrepreneurship Workshop, which was part of the PHX East Valley Entrepreneur Week. Ms. Lindley said 120 people registered for the Queen Creek workshop. She said that 50 attendees were at the event and she speculated that the extreme weather that day was a factor. Ms. Lindley said that survey results are not back yet but the event was well received. Ms. Lindley said there were various speakers including Economic Development Commissioners Derek Neighbors and Brian McKean and Chris Clark from the Chamber of Commerce. Ms. Lindley said Old Ellsworth Brewing Company hosted a networking event following the workshop.

Council Member Oliphant said the event provided great contacts, interesting speakers and that overall the workshop was a successful first-time event.

C. Update on Downtown Core activities

Ms. Lindley gave a brief background on the Town Center Plan Update (2017), design guidelines (2018); and zoning amendments. She reported that the design contract for underground drainage and infrastructure was recently brought to Council. The contract was awarded to Dibble Engineering and there is a twelve-month timeline for completion. Ms. Lindley emphasized that this is design only at this point.

Ms. Lindley outlined the next steps, which include an RFP for the Town owned property north of Town Hall (Shelly/Claveria property). If timing coincides, she said it would be favorable to have the future developer work with the Town contractor on infrastructure and drainage. There has been interest in this property from several developers.

Ms. Lindley gave updates on the Façade Improvement Program and shared past results. She said the private sector investment is approximately \$5.50 for every \$1.00 spent by the Town.

Ms. Lindley provided an update on the new restaurant going into the Mission Market site and showed conceptual designs, which include an expanded outdoor patio.

The commissioners had questions on the vision for Ellsworth Loop Road traffic and the connector streets on the east side. Ms. Lindley said to create a downtown core, Old Ellsworth Road will maintain slower speeds, we will need to create urban blocks, crosswalks and may consider traffic calming. She said the town would work with the developers as new development occurs. There was discussion on left turns out of Quik Trip and proposed improvements.

The commissioners inquired about the timeline for the drainage strategy. Ms. Lindley said the drainage strategy is in the design only phase. The next steps will include an investment strategy followed by issuance of the RFP for town property with hopes that a developer will be onboard to coincide with the design process.

Ms. Cott added that once the drainage strategy and infrastructure design is complete, recommendations for drainage construction would be presented to Council. This would include construction for the area up to the south property line of the town-owned RFP site. Ms. Cott said that whoever purchases the property would continue from that point.

D. Presentation and discussion on recent and future zoning ordinance text amendments

Erik Swanson, Principal Planner and Kyle Barichello, Planner II, outlined the schedule for future zoning ordinance text amendments.

- Phase 1 - Industrial design guidelines and signage. Updates in these areas will help clarify to the development community what is allowed in Queen Creek

- Phase 2 - Update ordinances for food trucks (HB2371); sober living homes (SB1465); and Airbnb/rentals (SB1350). Updates will make sure text amendments comply with new laws and maintain consistency without over regulating.
- Phase 3 - This phase includes general housekeeping items and map updates.

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

Commissioner Perry Berry

- QcUSD is on schedule to open a second high school and a new elementary school in southeast Mesa (July 2019)
- The location for elementary school #8 was approved in Barney Farms (July 2020)
- New hire job fair on February 27 - 150 attendees anticipated
- Queen Creek Fine Arts Festival – March 5-7 at QC Performing Arts Center
- Community and Family Engagement (CAFÉ) meeting – March 28
- Business Partner Breakfast – April 23 at Sossaman Farms

Commissioner Steve Sossaman

- Mr. Sossaman congratulated Superintendent Dr. Perry Berry for All-Arizona Superintendent of the Year for Large Districts for 2018-19

Director Doreen Cott

- Popcorn with Public Works – Feb 28 at Queen Creek Library
- Roots N Boots (March 14-17) will include a VIP event to celebrate ten years. Invitations will be sent to EDC members.
- Queen Creek Fiesta new businesses - Nando's (March 5); ATI Physical Therapy; Hand and Stone Massage
- QC Marketplace - Bath & Body Works and Barrio Queen coming soon

Commissioner Bill Smith

- Major proposals being presented to the Board on March 12 include Ironwood Banner fourth and fifth floor buildout with future tower expansion and Queen Creek Health Center expansion
- Ironwood Banner new medical office building signed three new leases with more anticipated

5. **Announcements**

6. **Adjournment**

The meeting adjourned at 8:40 a.m.

TOWN OF QUEEN CREEK

Shane Randall, Vice Chair
Economic Development Commission

Prepared by:

Joy Maglione
Town Clerk Assistant

PASSED AND APPROVED ON: March 27, 2019