



MINUTES

Economic Development Commission
22350 S. Ellsworth Rd, Queen Creek, AZ
Historic Town Hall
April 24, 2019
7:30 am

1. Call to Order and Roll Call

Chair Lee Ester called the meeting to order at 7:35 a.m.

Commission Members present: Lee Ester, Chair; Shane Randall, Vice Chair; Grant Tayrien; Brian McKean; Mark Schnepf; Gordon Mortensen; Bill Smith; Chris Clark; Cindy Barnes; Council Member Oliphant; Council Member Turley

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator; Brett Burningham, Development Services Director; Kyle Barichello, Planner II; Bruce Gardner, Assistant Town Manager; Rob Sachs, Real Estate Coordinator; Scott McCarty, Finance Director; Gloria Moore, Budget Administrator; Ryan Fielder, Sr. Budget Analyst; Sandy McGeorge, Management Assistant II; Erik Swanson, Principal Planner; Joy Maglione, Town Clerk Assistant

Absent Members: Perry Berry; Jason Barney; Steve Sossaman; Richard Graham; Courtney Kleinebreil; Carson Brown; Derek Neighbors; Warde Nichols; Perry Rea;

2. Introductions & Announcements

Chair Lee Ester opened the meeting with round table introductions. Guests included Rick Merritt, consultant from Elliott D. Pollack & Company and Alisa Lyons, with Sloan Lyons, Public Affairs for Valley Partnership.

3. Public Comment:

None

4. Items for Discussion and Possible Action

A. Consideration and possible approval of the March 27, 2019 minutes

Motion to approve the March 27, 2019 minutes as presented.

1st: Shane Randall

2nd: Bill Smith

Vote: Approved unanimously

B. Update from the Queen Creek Chamber of Commerce

Chamber of Commerce President, Chris Clark provided results from the Camper Report, which was performed by a consultant to analyze the Queen Creek Chamber of Commerce for financial and structural enhancements. Mr. Clark discussed the following items from the report:

- Increase volunteers
- Strengthen procedures
- Increase dues and non-due revenue (events)
- Increase membership

Mr. Clark said that based on the report recommendations the Chamber changed the Board structure; added advisory groups; increased volunteers; simplified the dues structure to a four-tier system and increased dues.

Mr. Clark said that going forward, the Chamber will take a mission driven approach and focus on promoting community; advocating for small business; workforce development for youth; educating government officials on business related issues; and regional cooperation. Mr. Clark outlined some of the new events, programs and initiatives that will help to accomplish their mission.

C. Presentation and discussion regarding the Town's proposed changes to impact and capacity fees, with an emphasis on the fees associated with retail, office and industrial properties

Finance Director Scott McCarty addressed the Commission on proposed capacity and impact fee changes. He said the purpose of the presentation is to receive feedback from the EDC on non-residential development options to defray fees. Mr. McCarty introduced consultant Rick Merritt, who performed a study on how the fees will affect businesses and Alisa Lyons with Sloan Lyons, Public Affairs for Valley Partnership.

Mr. McCarty explained the purpose of capacity fees and the process to carefully calculate fees per State law. Mr. McCarty said fees are an important part of the Town's ability to build infrastructure relating to new development. The fees are calculated to make sure that existing taxpayers are not paying the cost of growth and to ensure that developers pay no more than their fair share, while considering future growth projections and the cost to maintain service levels. Mr. McCarty said all eight fees will be updated at once. Mr. McCarty presented a power point and highlighted the following areas:

- Land use categories (single family homes; multi-family; retail; office; and industrial).
- Infrastructure needs over the next ten years
- Fee overviews by category and percentage of change in each category

- Fee reduction options
- Comparisons with other cities

Commissioner comments and questions included:

- Business needs are greater than housing needs in Queen Creek at this time and there was discussion on why there is a decrease in residential fees while the business fees are being increased.
- Commissioners were concerned about industrial fees, which are already high compared to other cities. They questioned whether the higher impact fees will see growth going to other towns.
- Commissioners discussed the different business categories and asked if the fees could be structured based on what types of businesses we want to see in Queen Creek.
- Commissioners discussed providing a break for small businesses to attract independent businesses.
- Is it possible to raise residential fees (or keep them the same)?

Mr. McCarty said we cannot inflate residential fees per State law or charge more than allowed in any category.

Ms. Cott mentioned downtown core guidelines and other investment tools that are in place to help attract business. Ms. Cott added that industrial fees are high, but lack of industrial development has more to do with available infrastructure and improved sites; we are striving to find a balance.

Development Services Director Brett Burningham said the Town has proposed a text amendment to the Industrial Design Guidelines so our industrial standards can be more competitive.

Alisa Lyons explained the process of how the fees impact cities and towns and emphasized the need to determine what the Town's needs are and how to incentivize fees.

Mr. McCarty thanked the Commission for their comments on the proposed fees. He said there will be more opportunity to provide feedback and the Town will also gather comments from a stakeholder's focus group and other Town boards.

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

None.

5. **Announcements**

6. **Adjournment:**

The meeting adjourned at 9:07 a.m.

TOWN OF QUEEN CREEK

Lee Ester, Chair
Economic Development Commission

Prepared by:

Joy Maglione
Town Clerk Assistant

PASSED AND APPROVED ON: May 22, 2019