



MINUTES

Economic Development Commission
22350 S. Ellsworth Rd, Queen Creek, AZ
Historic Town Hall
June 26, 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; Brian McKean; Bill Smith; Chris Clark; Richard Graham; Carson Brown; Mark Schnepf; Council Member Turley

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Kyle Barichello, Planner II; Bruce Gardner, Assistant Town Manager; Rob Sachs, Real Estate Coordinator; Joy Maglione, Town Clerk Assistant

Absent Members: Grant Tayrien; Gordon Mortensen; Steve Sossaman; Courtney Kleinebreil; Derek Neighbors; Perry Berry; Jason Barney; Warde Nichols; Perry Rea; Council Member Oliphant

2. Introductions & Announcements

None.

3. Public Comment:

None

4. Items for Discussion and Possible Action

A. Consideration and possible approval of the May 22, 2019 minutes.

Motion to approve the May 22, 2019 minutes as presented.

1st: Shane Randall

2nd: Richard Graham

Vote: Approved unanimously

B. Discussion and possible action on the Chair and Vice Chair positions

Chair Lee Ester asked the Commission if anyone is interested in serving as Chair or Vice Chair for next year. There were no offers from those in attendance. Chair Ester and Vice Chair Shane Randall said they would serve again if needed and

the Commissioners agreed to keep it the same as last year.

Motion to elect Lee Ester as Chair and Shane Randall as Vice Chair of the Economic Development Commission.

1st: Chris Clark

2nd: Mark Schnepf

Vote: Approved unanimously

C. Discussion and possible approval of the Annual Work Plan priorities for FY19-20

Downtown Development Manager Jennifer Lindley presented the Economic Development Commission Work Plan for FY19-20:

1. Work with staff to implement recommendations outlined in the Town Center Plan Update.
2. Assist staff with the planning of an Economic Development Summit in 2020, promoting development opportunities, community success stories and the Town's pro-business climate.
3. Review Façade Improvement Program applications and make recommendations to staff.
4. Provide input and recommendations on new economic development programs/projects that may benefit Queen Creek including an Arts or place-making program for the Downtown Core.
5. Review Major General Plan Amendments as appropriate.
6. Continue to work with staff on the implementation of the Economic Development Strategic Plan and begin process to update the Plan.
7. Provide input on educational updates to be shared at the monthly meetings.

Motion to approve the FY19-20 Annual Work Plan as presented.

1st: Mark Schnepf

2nd: Brian McKean

Vote: Approved unanimously

D. Presentation on Downtown Core activities

Ms. Lindley provided highlights of the Downtown Core activities and key projects. She reported that market conditions for office and retail space is at an unhealthy total vacancy rate of 1.1% and she said based on various studies we have the capacity for more activity in our downtown.

Ms. Lindley reported on RFPs for three town owned sites in the Downtown Core. Ms. Cott explained the RFP process and the timeline and said the RFP issue dates will be staggered. She asked the Commission to help market the area by sharing information.

Ms. Lindley reported on other updates as follows:

- Two (2) east/west connector roads are under contract with Dibble Engineering to help create urban blocks in the downtown area. This will include traffic calming, raised crosswalks, parallel parking, bike lanes, and drop off/pick up parking
- Shared trash models for town center businesses
- Murals by local artists in downtown area; place making ideas
- New colorful downtown banners with logos
- Increased signage for parking in town center locations
- Circle K is proposing to rebuild on a larger footprint and improve the area
- The hotel construction is starting soon. Groundbreaking will be July 17 at 9:00 am.
- Gangplank contract is winding down; 2019 highlights and Gangplank success stories were shared
- Properties and vacant land for sale in the downtown area

E. Presentation on the draft Economic Development website

Ms. Cott said a stand-alone website for Economic Development has been created and is in draft form. She asked the Commission to visit the website and provide feedback on the different menu options and the functionality of the site. The format and text are not finalized and can still be changed. Ms. Cott said the goal is to have a user friendly and professional site specifically for Economic Development.

F. Summary of current events – Reports from Chair, Commission Members and Economic Development staff.

Ms. Cott said the July EDC meeting will be canceled unless time sensitive issues come up. The Greater Phoenix Economic Council (GPEC) Community Partnership meeting will be held in July and she will invite members to attend.

5. **Announcements**

None.

6. **Adjournment:**

The meeting adjourned at 8:25 a.m.

TOWN OF QUEEN CREEK

Lee Ester, Chair
Economic Development Commission

Prepared by:

Joy Maglione
Town Clerk Assistant

PASSED AND APPROVED ON: August 28, 2019