



**MINUTES**  
**Economic Development Commission**  
*Electronic Meeting*  
May 27, 2020  
7:30 am

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

Vice Chair Shane Randall called the meeting to order at 7:34 a.m.

Commission Members present:

Shane Randall, Vice Chair; Gordon Mortensen; Grant Tayrien; Brent White; Chris Clark; Carson Brown; Perry Berry; Jason Barney; Marc Valenzuela; Nancy Hormann; Council Member Brown

Town Staff: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator, Kyle Barichello, Planner II; Erik Swanson, Planning Administrator; Rob Sachs, Real Estate Coordinator; Joy Maglione, Deputy Town Clerk

Absent Members: Steve Sossaman; Warde Nichols; Brian McKean; Mark Schnepf; Perry Rea; Derek Neighbors; Jenna Kahl; Council Member Oliphant

Others present: Shaine Alleman, Patrick Alder, Bryce Waite

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

A. Consideration and possible approval of the April 22, 2020 minutes.

**Motion to approve the April 22, 2020 minutes as presented.**

**1<sup>st</sup>: Grant Tayrien**

**2<sup>nd</sup>: Perry Berry**

**Vote: Approved unanimously**

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

Shane Randall opened the floor for nominations for Chair and Vice Chair positions. Commissioner Chris Clark nominated Shane Randall for Chair and Grant Tayrien for Vice Chair. Mr. Randall and Mr. Tayrien both said that they were willing to serve in those roles if approved.

**Motion to approve Shane Randall as Chair and Grant Tayrien as Vice Chair.**

**1<sup>st</sup>: Chris Clark**

**2<sup>nd</sup>: Perry Berry**

**Vote: Approved unanimously**

C. Introduction of the 2020 Major General Plan Amendment

Interim Planning Administrator Erik Swanson provided an introduction to the 2020 Major General Plan Amendment (GPA) that was filed with the Town. The Vlachos/Jorde Major GPA is located at the SE and SWC of Crismon and Germann roads. The property is approximately 300 acres and is currently vacant farmland and a landscape nursery. The property is zoned Industrial in the current General Plan and the request is for Neighborhood & Commercial zoning.

Mr. Swanson explained that there is a specific process to follow according to State statutes and GPAs can only be heard once a year. Mr. Swanson shared the timeline which spans from May through October and includes a 60-day review period. He said there will be work study sessions scheduled with EDC, the Planning Commission and Town Council to share specific details regarding the GPA.

Commissioners asked about flight paths in the area. Council Member Brown asked if staff could provide the Commission with information on airport overflight areas. Ms. Cott will send the information to the group.

Commissioners asked how the change from industrial to commercial will affect the Town. Mr. Swanson explained that this is not a re-zone; it is a two part process. The first part is the GPA that will change the land use on the General Plan map and if that goes through the next step is the re-zone process for the entire area. Mr. Swanson said detailed information will be presented at a future EDC meeting.

D. Update on Economic Development projects

Staff provided the following updates:

- Outreach continued for local businesses during COVID-19.
- The weekly newsletter, available on the town website, has over 500 subscriptions and a 40% open rate.
- “Hownd” is a program started by a Tempe company that sells virtual vouchers for local businesses to be used for future purchases. The Town will sponsor this as a part of our Shop Local program and help offset the small fee charged to businesses.

- The Economic Development Department is working with the City of Mesa on the National League of Cities Economic Development Summit.
  - The online business portal for businesses impacted by COVID-19 received seven surveys to date. Results were forwarded to Council and Governor Ducey.
  - New projects - Fat Cats; Dave & Buster's; Fry's; EOS Fitness; Trader Joes and the Hampton Inn hotel are all moving forward.
  - Permit activity - 1502 new residential single family home permits were issued through April (222 in April). Staff will continue to monitor permit activity. Feedback from homebuilders is very positive with no slowdown expected. Remote working conditions for the Town during COVID-19 is going well. No delays in the permitting area or for inspections.
  - The Town's COVID Recovery Plan will enter phase 2 with the re-opening of Town Hall on June 1. Employees will be phased back into Town buildings and some employees will continue to work from home at this time.
- E. Summary of current events – Reports from Chair, Commission Members and Economic Development staff.
- Commissioner Perry Berry reported on the virtual graduation ceremony for Queen Creek High School and the possibility of an in-person ceremony in June. The school district continues to grow and capital projects, painting and maintenance are ongoing during COVID-19.
  - Jennifer Lindley provided an update on the Downtown Arts & Placemaking Committee. Virtual interviews for members were conducted with six solid candidates. She is looking for one more member and encouraged the Commission to spread the word.
  - Next meeting date is June 24, 2020

**5. Announcements**

None

**6. Adjournment:**

The meeting adjourned at 8:09 a.m.

---

TOWN OF QUEEN CREEK

---

Shane Randall, Chair  
Economic Development Commission

Prepared by:

---

Joy Maglione  
Deputy Town Clerk

PASSED AND APPROVED ON: August 26, 2020