



## MINUTES

### Economic Development Commission

Virtual Meeting

February 24, 2021

7:30 a.m.

#### 1. Call to Order and Roll Call

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

##### Commission Members present (electronically):

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

Absent Members: Carson Brown; Jenna Kahl; Derek Neighbors; Brian McKean; Steve Sossaman; Warde Nichols; Mark Schnepf; Council Member Turley; Council Member Wheatley

Staff present (electronically): Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator; Bruce Gardner, Assistant Town Manager; Eric Swanson, Planning Administrator; Rob Sachs, Real Estate Coordinator; Joy Maglione, Deputy Town Clerk

2. Public Comment: There will be no public comment at this meeting, but the public can listen to the meeting electronically by audio or on the computer.

#### 3. Items for Discussion and Possible Action

A. Consideration and possible approval of the January 27, 2021 minutes

**Motion to approve the January 27, 2021 minutes as presented.**

**1<sup>st</sup>: Nancy Hormann**

**2<sup>nd</sup>: Grant Tayrien**

**Vote: Approved unanimously**

B. Presentation and discussion on recent activities at Phoenix-Mesa Gateway Airport

Economic Development Director Doreen Cott introduced Shea Joachim, Business Development Director of Phoenix-Mesa Gateway Airport. Mr. Joachim gave a brief overview of airport property boundaries and development on the 3000-acre campus. He said Phoenix-Mesa Gateway is a reliever airport and he reviewed the current air service program, route maps, carriers and destinations served.

He announced new destinations including Santa Maria, Houston, Traverse City, Jackson Hole and San Diego. He said they are also trying to attract a legacy airline for a daily product to service business travel. Mr. Joachim provided Covid statistics for commercial travel and said they are hoping for good numbers in March, which is a high travel month in Arizona.

Mr. Joachim said they have been working on a new concession program in the terminal that features new concessionaires and unique outdoor seating to enhance the passenger experience.

Mr. Joachim gave an overview of private investments and projects that are either available or in the planning process.

- Wetta Venture – 500 sf hangar space available
- APS (Aviation Performance Solutions) - training facility
- Skybridge – aeronautical focused master plan development
- Duel- branded hotel – construction starting 90 -120 days
- Gateway Executive Airpark – project underway for private hangar complex
- Gateway East Development - a master developer for 400-acre mix used non-aeronautical opportunity will be chosen near the end of 2021.
- Air Traffic Control Tower - \$30M project that will replace the existing tower and be a noticeable visual monument in the East Valley.

Commissioner Berry asked about anticipated job numbers for Skybridge. Mr. Joachim said the Skybridge project is anticipated to bring thousands of jobs at build out.

Commissioner Clark asked if there are regional carriers in play. Mr. Joachim responded that to get regional carriers we have to get the partners interested and demonstrate that it is a viable route. He added that Sky Harbor is still a preferred option in many instances. He said the combination of growth in the Southeast Valley and consumer preference will draw interest to a legacy airline.

C. Presentation and discussion on the Legacy Sports Park being developed in the City of Mesa

This item was postponed to a later date.

D. Introduction of the 2021 Major General Plan Amendments

Planning Administrator Erik Swanson briefly introduced two new Major General Plan Amendments (GPA).

1. Encanto Vista GPA – located at the southeast end of Town adjacent to Box Canyon. The existing zoning is Rural and the proposed zoning is Neighborhood.

2. Germann & Crismon GPA – this request was submitted last year and got shelved and is now being re-submitted. The current designation is Industrial and a split of Industrial and Neighborhood is proposed.

Mr. Swanson concluded with the timeline and said the amendments will come back to EDC in the summer of 2021 and conclude with the Town Council Public Hearing in September 2021. He will follow-up as more information is available.

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

Ms. Cott provided the following updates:

- The updated Program of Work for the Economic Development Strategic Plan was unanimously approved by Town Council at their last meeting.
- The Town hired a new general manager for Horseshoe Park and Equestrian Centre. The current Interim General Manager, accepted the position after an extensive recruitment process.
- Fat Cats is opening in mid-April. Tenants for the location north of Fat Cats are in the planning review process and includes Backyard Tacos and other small retail uses.
- The Downtown Arts & Placemaking Advisory Subcommittee issued a press release for an art contest to select an artist to feature their artwork on the new QC shopping bags.
- The mural in Downtown Queen Creek (located on the wall north of Gangplank) is completed.

Commissioner Perry Berry reported on school construction updates at Schnepf Elementary, Katherine Mecham Barney Elementary and Silver Valley Elementary. He said the school district bond rating was upgraded by Moody's to AA-1.

Mr. Berry shared a news story regarding new GPS technology used on QCUSD buses. Parents can register to use a free app called *Here Comes the Bus* to get alerts when the school bus is nearby and to see if children arrived to and from school safely. He said the story was covered by state and national media.

**4. Announcements**

None.

**5. Adjournment**

The meeting adjourned at 8:19 a.m.

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Shane Randall, Chair  
Economic Development Commission

ATTEST:

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Joy Maglione  
Deputy Town Clerk

I, Joy Maglione, do hereby certify that to the best of my knowledge and belief, the foregoing Minutes are a true and correct copy of the Minutes of the February 24, 2021 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on April 28, 2021.