



MINUTES

Economic Development Commission

Virtual Meeting

April 28, 2021

7:30 a.m.

1. Call to Order and Roll Call

Vice Chair Grant Tayrien called the meeting to order at 7:39 a.m.

Commission Members present (electronically): Grant Tayrien, Vice Chair; Carson Brown; Marc Valenzuela; Jason Barney; Perry Berry; Chris Clark; Mark Schnepf; Derek Neighbors; Gordon Mortensen; Nancy Hormann; Council Member Turley

Absent Members: Shane Randall, Chair; Jenna Kahl; Perry Rea; Brent White; Brian McKean; Steve Sossaman; Warde Nichols; 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; Brett Burningham, Development Services Director; Eric Swanson, Planning Administrator; Steven Ester, Planner II; Rob Sachs, Real Estate Coordinator; Vance Gray, Fire Chief; 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 February 24, 2021 minutes

Motion to approve the February 24, 2021 minutes as presented.

1st: Perry Berry

2nd: Gordon Mortensen

Vote: Approved unanimously

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

Chad Miller, CEO of Legacy Sports Park, gave a presentation on the 320-acre multi-use family sport and entertainment complex that is being developed in the Mesa and Queen Creek area. He said it is the largest privately owned sports and entertainment complex in the country and is on track to open in January 2022.

Mr. Miller gave an overview of the organizations involved in development and the ownership team. He highlighted the amenities and wide range of events (beyond sports) that can take place at the facility. He presented a site plan featuring the sports fields; entertainment districts; concert venues; festival grounds and the high tech LED messaging boards and signage that are similar to airport screens. He said that the park is already 85% sold out for the next 10 years which would amount to 4.5 million in attendance in year-one. Mr. Miller discussed the impact it will have on the southeast valley in terms of tourism and hotel stays and said they will also provide coupons and promotions to engage local residents.

Mr. Miller addressed traffic mitigation for Ellsworth Road, which includes widening and adding lanes and said they are working with ADOT and City of Mesa to expedite State Route 24 to open in phases.

The Commission asked how many employees there would be at buildout. Mr. Miller said approximately 400 full-time, ancillary and seasonal employees. There was discussion about the possibility of a second hotel in Queen Creek in the future to accommodate the need.

- C. Discussion and possible approval of the Façade Improvement application for the property located at 22048 S. Ellsworth Road – Premier Learning Academy Preschool

Downtown Development Manager Jennifer Lindley gave an overview of the Façade Improvement Program. She said the program allows the Town to reimburse up to 50% of pre-approved improvement costs with a maximum award of \$20K per property to encourage high quality exterior improvements.

Ms. Lindley presented the application for Premier Learning Academy which is located in the former Wee-Blessing Preschool and prior to that the former Queen Creek Post Office.

Applicant: Premier Learning Academy – Elana Hillel – 22048 S. Ellsworth Rd

- Exterior improvements include landscaping; outdoor patio space features (fence, playhouse, benches, wishing well, swing); replace canvas tarp; signage and asphalt repair

Proposed total costs: \$31,991

Requested Reimbursement: \$15, 595

Max Allowed Reimbursement: \$20,000

The Commission asked if daycare is an allowed use in the Downtown Core Zoning or if it was grandfathered in. They also asked if an existing daycare would prohibit a bar or restaurant from locating nearby? Planner Steve Ester said it was previously a daycare and is a pre-existing nonconforming use. He said it is allowed to continue as long as the use was not discontinued for 12 months or it exceeds a 25% expansion. He added that a

bar/restaurant with a liquor license would have to comply with State regulations. He said that we cannot prohibit this because it is allowed but going forward this could be considered.

The Commission asked if nonconforming uses are eligible for the Façade Improvement Program. Ms. Lindley responded that in regards to this application, there is no requirement at this time that would prohibit it, but she said it could be discussed going forward.

The Commission had additional discussion on the intent of the program in regards to some of the landscaping features that are not permanent improvements and are specific to the business (caterpillar planters, accessory play structures and tarp). They questioned what would survive if the business was sold. Ms. Lindley said that landscaping improvements are allowed and have been approved in the past and the consideration was more for things that can be removed or relocated.

Applicant Elana Hillel said the picket fence for the patio area is intended to form a front entry seating area and the tarp is replacing the current worn out tarp and will clean up the frontage. She said they are open to other planter options that would be more permanent.

Applicant Gil Berko said the caterpillar planter, playhouse and wishing well will be secured and are not easily movable and the picket fence will provide a more inviting and professional frontage.

There was additional discussion on revising the application and submitting items that are more permanent. Ms. Lindley said the Commission also has the option to move forward with the items that they find appropriate.

Motion to approve the Façade Improvement Application in the amount of \$14,220.50 for Premier Learning Academy with the stipulation that the playhouse and two benches; the swing and wishing well; and the two caterpillar planters are not included and with the stipulation that all necessary permits and approvals are obtained through the Planning Department and all work is complete to Town standards before reimbursement is made.

1st: Derek Neighbors

2nd: Chris Clark

VOTE: Approved unanimously.

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

Staff provided the following updates:

- Fat Cats is open and they received over 500 applications for jobs

- New single family home permits for April totaled 268
- The Town is very busy with new projects and interest in the State Land is very high
- Town Council approved additional funding for Small Business Grants

Commissioner Perry Berry said the Queen Creek High School track meet has been scheduled; they are hosting Teacher of the Year awards tomorrow at the QC Performing Arts Center; and Golf Tournament Scholarships amounting to \$66,000 will be awarded.

Commissioner Jason Barney reported that the Holiday Inn Express located on Power and Ray is open.

4. Announcements

None.

5. Adjournment

The meeting adjourned at 8:42 a.m.

Grant Tayrien, Vice Chair
Economic Development Commission

ATTEST:

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 April 28, 2021 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: May 26, 2021