



## MINUTES

### Economic Development Commission

Virtual Meeting

May 26, 2021

7:30 a.m.

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

Chair Shane Randall called the meeting to order at 7:35 a.m.

Commission Members present via WebEx: Shane Randall, Chair; Marc Valenzuela; Jason Barney; Chris Clark; Perry Rea; Brent White; Derek Neighbors; Gordon Mortensen; Nancy Hormann; Steve Sossaman

Absent Members: Carson Brown; Jenna Kahl; Perry Berry; Grant Tayrien; Mark Schnepf; Brian McKean; Warde Nichols; Council Member Wheatley; Council Member Turley

Staff present via WebEx: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator; Steven Ester, Planner II; 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 April 28, 2021 minutes

**Motion to approve the April 28, 2021 minutes as presented.**

**1<sup>st</sup>: Mortensen**

**2<sup>nd</sup>: Hormann**

**Vote: Approved unanimously**

B. Presentation and discussion on development activities at Banner Ironwood Medical Campus

Robert Gardner, CEO of Banner Ironwood Medical Center, provided an overview of expansion activities on the medical campus. He discussed the expansion of the pediatric program to meet the growing need in Queen Creek and surrounding areas. Highlights included a recent expansion at Banner Health Center in Queen Creek with the addition of eight general pediatric doctors; seven specialized pediatricians at the medical office building across from Banner Ironwood; and a new inpatient pediatric unit at Banner

Ironwood which removes the need for transports and broadens pediatric care in Queen Creek.

Other highlights included an ambulatory service center to be completed in September; medical office building for orthopedics; a secondary data center to be relocated to Banner Ironwood; and the addition of surgeons in areas of spine, back vascular and robotics.

Mr. Gardner also provided information on the future expansion of the south section of the hospital which will add another 48 licensed beds and will include a lab, dining, and a 24/7 retail pharmacy. He said this will be a three to four year \$65M project.

Ms. Cott thanked Mr. Gardner for attending and asked how many full time employees that Banner employs in Queen Creek right now. Mr. Gardner said it is approximately 650 employees.

C. Discussion and possible approval of the Façade Improvement application for the property located at 22027 S. Ellsworth Road

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 Pro Smart Realty. Ms. Lindley mentioned that an application for this same address was approved two years ago with a different owner that never went forward with the project.

Applicant: ProSmart Realty / Knight & Associates – Nate Knight – 22027 S. Ellsworth Rd

- Roof, exterior painting, exterior window, front door, landscaping, stucco finish, signage. Renovations will have a modern farmhouse look.

Proposed total costs: \$61,800

Requested Reimbursement: \$20,000

Max Allowed Reimbursement: \$20,000

Applicant, Nate Knight thanked the Commission and gave a brief explanation of the exterior remodeling project and said the interior design will reflect Queen Creek history.

The Commission asked how many full time employees would be employed at the business. Mr. Knight said they have 4 FTE at this time but hope to recruit more agents in the future.

**Motion to approve the Façade Improvement Application in the amount of \$20,000 for ProSmart Realty 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.**

**1<sup>st</sup>: Derek Neighbors**

**2<sup>nd</sup>: Jason Barney**

**VOTE: Approved unanimously.**

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

Staff provided the following updates:

- There has been continued interest in the State land site for large employers
- The Town is experiencing tremendous residential and commercial growth
- Town Council approved the annual Town Budget of \$487M which includes the new police department
- Schmear Bagelry closed and we hope to get another similar type business at that location
- The Council directed RFP for the downtown core area will be published soon
- The next meeting will be on June 23, 2021

**4. Announcements**

None.

**5. Adjournment**

The meeting adjourned at 8:13 a.m.

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Shane Randall, Chair  
Economic Development Commission

ATTEST:

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Joy Maglione  
Deputy Town Clerk

Minutes – May 26, 2021

Page 4 of 4

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 May 26, 2021 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on August 25, 2021.