



MINUTES

Economic Development Commission

Virtual Meeting
February 23, 2022
7:30 a.m.

1. Call to Order and Introductions

Vice Chair Grant Tayrien called the meeting to order at 7:40 a.m.

Commission Members present via WebEx: Shane Randall, Chair; Grant Tayrien, Vice Chair; Marc Valenzuela; Jason Barney; Chris Clark; Brent White; Perry Berry; Carson Brown; Derek Neighbors; Nancy Hormann; Nate Knight; Aric Bopp; Council Member Wheatley

Absent Members: Matt McWilliams; Perry Rea; Brian McKean, Mark Schnepf; Jenna Kahl; Gordon Mortensen; Council Member Turley

Staff present via WebEx: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development 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 December 15, 2021 minutes

Motion to approve the December 15, 2021 minutes as presented.

1st: Jason Barney

2nd: Marc Valenzuela

Vote: Approved unanimously

B. Introduction of new Commission members

Doreen Cott, Economic Development Director introduced new members Aric Bopp (ASU designee) and Nate Knight and they each provided a brief background about themselves.

Ms. Cott thanked Warde Nichols for his service on the Commission as the former ASU designee for many years.

C. Presentation and discussion on the Small Area Transportation Study

Public Works Director Mohamed Youseff reported on the Small Area Transportation Study done in partnership with Pinal County. He said the study will address the impact of potential population growth and job growth in the study influence areas of Ray, Meridian, Schnepf and Combs roads. He provided an overview of the major developments in study area; population estimates; traffic volume and levels of service. He said there is exponential growth in the study areas and it would result in gridlock if nothing were done.

Mr. Youseff briefly outlined the Pinal County Proposal, a concept to construct a road from Ironwood to US60 (Pinal Parkway/Expressway). He said the parkway would relieve traffic and change the whole dynamic for Queen Creek. The concept would require approval of Arizona State Land Department as the landowner.

D. Discussion on the Economic Development Summit

Ms. Cott discussed the upcoming Economic Development Summit planned for April 2022. She said it is an item in our Work Plan and this year we have a lot to share with the development community with all the activity in Queen Creek. She asked the Commission to consider format, event dates, speakers and the possibility of including a bus tour this year. The Commission provided the following input:

- Focus on commercial investors but also include residential developers
- Highlight the new Queen Creek Police Department and the Downtown Core
- Share success of schools, parks, livability, transportation solutions, infrastructure, area projects, airport growth and a State Land update
- Projects in the pipeline
- Luxury Bus tour would be very beneficial
- Panel format was favored with Chris Camacho as a speaker/panelist and a representative from industrial, commercial, retail, office, downtown
- Drone footage of key focus areas

Ms. Cott said she will start planning the event and asked the Commission to provide contacts for the invite list. She will send a summary of the discussion points to the Commission.

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

Staff provided the following updates:

- Two RFP bids were issued in Town Center for the land north of the hotel and the small parcel across from Town Hall and both are under exclusive negotiations. More information will be provided in the next 30-60 days.

- A RFP will be issued for the 6+ acres surrounding the Community and Library in the next month.
- The pad south of Raising Canes will be a Panera drive through and this will replace their location in Queen Creek Marketplace.
- The new Fry's Marketplace is now open and Costco broke ground.
- The next meeting is tentatively scheduled to take place at the Queen Creek Olive Mill

Commissioner Chris Clark provided updates from the Queen Creek Chamber:

- One hundred (100) people attended the Tri-City Economic Development Update and Doreen Cott was one of the speakers.
- Jennifer Lindley spoke at the February Network QC Luncheon.
- The QC Chamber Workforce Forum is May 3-5, 2022.
- QC Chamber is working with area chambers for a Housing Forum.

4. **Announcements**

None.

5. **Adjournment**

The meeting adjourned at 8:35 a.m.

Shane Randall, 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 February 23, 2022 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: March 23, 2022