



MINUTES

Economic Development Commission

Community Chambers

March 23, 2022

7:30 a.m.

1. Call to Order and Introductions

Chair Shane Randall called the meeting to order at 7:30 a.m.

Commission Members present (in person): Shane Randall, Chair; Grant Tayrien, Vice Chair; Marc Valenzuela; Jason Barney; Chris Clark; Brent White; Perry Berry; Derek Neighbors – via WebEx; Nancy Hormann; Nate Knight; Aric Bopp; Brian McKean, Mark Schnepf; Gordon Mortensen

Absent Members: Carson Brown; Perry Rea; Jenna Kahl; Council Member Turley; Council Member Wheatley

Staff present: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator; Evan Balmer, Senior Planner; Dan Olsen, Deputy Finance Director; Erik Swanson, Planning Administrator; Brett Burningham, Development Services Director; Joy Maglione, Deputy Town Clerk

2. Public Comment:

None.

3. Items for Discussion and Possible Action

- A. Consideration and possible approval of the February 23, 2022 minutes

Motion to approve the February 23, 2022 minutes as presented.

1st: Grant Tayrien

2nd: Nancy Hormann

Vote: Approved unanimously

- B. Introduction of General Plan Amendments

Senior Planner Evan Balmer provided an overview of the General Plan Amendment process. He said the Queen Creek General Plan serves as a policy document for the Town and guides Town development. Mr. Balmer outlined the criteria of what constitutes a major general plan amendment and a minor general plan amendment. Mr. Balmer provided a brief introduction of the two applications received this year:

1. P22-0048 - Germann and Crismon Major General Plan Amendment. A request to change the land use category from Industrial to Neighborhood on approximately 200 acres. Located south of Germann Road on the east and west sides of Crismon Road.
2. P22-0051 - Barney Farms North Major General Plan Amendment. A request to change the land use category from Industrial to Neighborhood on approximately 40 acres. Located south of Germann Road on the west side of Signal Butte Road

Mr. Balmer outlined key dates and said the Planning Department will present to EDC again in summer 2022 after staff completes the evaluation process.

Commissioners had questions in regards to the proximity of airport and noise levels. Mr. Balmer reviewed the noise exposure maps and provided an explanation of the three levels of noise.

The Commission also commented on the mix of land uses in Queen Creek in regards to housing and employment uses and how it might affect future development.

C. Presentation on the upcoming Permanent Base Adjustment Election and Arizona Expenditure Limitations

Deputy Finance Director Dan Olsen summarized the history of Arizona statute on expenditure limits for local governments. He said that Queen Creek has voted in favor of the alternative expenditure limit or “Home Rule” since incorporation. He said at the upcoming 2022 election the Town is seeking voter approval for a Permanent Base Adjustment for local control over its own budget limits. Mr. Olsen said if passed it would eliminate the cost of elections every four years.

Mr. Olsen explained the election process for Permanent Base Adjustment and outlined what voters will see on the ballot. He said that Permanent Base Adjustment does not raise or impose taxes and it does not allow the Town to spend more than it receives in revenues. He provided examples of what would happen to core services if not passed by the voters and what steps the Town would take in regards to overrides and future elections if that were to happen.

The Commissioners commented that it is important that voters understand the ballot proposition and what the consequences would be if it failed. Mr. Olsen concurred, but noted that the Town can only provide the facts and cannot use resources to influence an election.

D. Discussion on the Economic Development Summit

Economic Development Director Doreen Cott provided information about the upcoming Economic Development Summit on April 14, 2022 at 8:00 a.m. She said it would include speakers, a panel discussion and conclude with an optional one-hour bus tour of Queen

Creek. She discussed registration details and asked the Commission to send her any recommendations for questions for the panel.

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

Staff provided the following updates:

- Costco started construction and is the major anchor at QC Crossings. Vestar will fill the remaining sites.
- Sprouts is the anchor store at Vineyard Town Center
- The Town is in negotiations with two developers for the downtown sites
- The RFP for specialty retail and restaurants at the Library/Communiversity site will be issued soon.
- The land exchange with Circle K has been terminated, but Circle K still has plans for a re-design in the Town Center at its current location.
- There will be a Celebration of Life honoring former HPEC General Manager Tim Lynch at Horseshoe Park & Equestrian Center on April 1 at 7:00 p.m.

Commissioners provided the following updates:

- Commissioner Perry Berry (QCUSD) reported on the Business Partner Breakfast on April 26 and the Community and Family Engagement (CAFÉ) event on March 24. He provided an update on the hiring season, enrollment growth and said the job fair had over 200 attendees.
- Commissioner Mark Schnepf reported on events at Schnepf Farms. The Good Life Festival and the Agritainment Theme Park events were held simultaneously. He gave a kudos to the Town and said there were no traffic issues.
- Commissioner Mortensen said Roots & Boots was a success and sold out every night.

4. **Announcements**

None.

5. **Adjournment**

The meeting adjourned at 8:19 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 March 23, 2022 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: May 25, 2022