



MINUTES

Economic Development Commission

Community Chambers

May 25, 2022

7:30 a.m.

1. Call to Order and Introductions

Chair Shane Randall called the meeting to order at 7:32 a.m.

Commission Members present (in person): Shane Randall, Chair; Grant Tayrien, Vice Chair; Marc Valenzuela; Jason Barney (WebEx); Chris Clark; Perry Berry; Nancy Hormann; Nate Knight; Aric Bopp; Jenna Kahl (WebEx)

Absent Members: Carson Brown; Perry Rea; Brent White; Derek Neighbors; Brian McKean; Mark Schnepf; Council Member Turley; Council Member Wheatley

Staff present via WebEx: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator; Erik Swanson, Planning Administrator; Dave Lipinski, CIP Director; Joy Maglione, Deputy Town Clerk

2. Public Comment:

None.

3. Items for Discussion and Possible Action

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

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

1st: Nancy Hormann

2nd: Grant Tayrien

Vote: Approved unanimously

- B. Discussion and possible approval of two Façade Improvement Applications

Jennifer Lindley, Downtown Development Manager provided a brief explanation of the Façade Improvement program. The Town will reimburse up to 50% of eligible pre-approved improvement costs. The maximum amount for any individual grant award is \$20,000 per property.

Ms. Lindley presented the application for ProSmart Realty /Knight & Associates and said this is the second request for the applicant, which is allowed per program guidelines.

She said the applicant, Nate Knight, is a member of the Economic Development Commission and will recuse himself from the vote on this item. She presented renderings of proposed color schemes, materials and signage.

Applicant: ProSmart Realty/ Knight & Associates - 22027 S. Ellsworth Road

- Doors and Awnings - \$3,552
- Signage - \$33,098 (3 quotes received)

Proposed total costs: \$36,650

Requested Reimbursement: \$18,325

Max Allowed Reimbursement: \$20,000

The commissioners discussed the cost of the signage and electrical expenses. They had concerns regarding the price discrepancies between the three quotes and asked what the difference was.

Mr. Knight said he chose the proposal based on reputation and quality.

The commissioners agreed to approve the application based on the average cost of the three signage quotes and the total proposed cost for doors and awnings.

Motion to approve the Façade Improvement Application in the amount of \$14,266 for ProSmart Realty / Knight & Associates 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: Grant Tayrien

2nd: Chris Clark

Recused: Nate Knight

Vote: Approved unanimously

Ms. Lindley presented the application for HomeSmart Realty and introduced applicant Stephanie Sandoval. Ms. Sandoval said she has owned a Queen Creek business for ten years, previously at Cactus Plaza, which was recently sold forcing her to move. She said she found a new location, is remodeling the house, and is now starting work on the exterior.

Applicant: HomeSmart Realty – 22243 S. Ellsworth Road

- Windows Black Vinyl (street facing) - \$2415
- Signage - \$8,600 (3 quotes received)
- Pergola - \$28,759 (3 quotes received)

Proposed total costs: \$39,774
Requested Reimbursement: \$19,887
Max Allowed Reimbursement: \$20,000

The commission asked about the pergola size and the price of the signage quotes. Ms. Sandoval said the pergola would be used for an event area and classes (it is not for cars). Ms. Sandoval said the pergola is 38'x14 with a 2-foot lattice that will cover the parking lot. The signage quotes came in at \$8,600, \$16,526 and \$31,934 and Ms. Sandoval said she went with the lowest quote.

Motion to approve the Façade Improvement Application in the amount of \$19,887 for HomeSmart Lifestyles 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: Nancy Hormann

2nd: Chris Clark

Vote: Approved unanimously

C. Presentation and overview of Gangplank activities

Ms. Lindley gave a brief history of Gangplank, a free open workspace located in the Town owned building on Ellsworth Road, which encourages collaboration. She said Gangplank is in its final year of their multi-year contract and will be going back to Council in the fall.

Lisa Dalton, a Queen Creek resident who created a successful business out of Gangplank, shared her experience and explained what is offered at Gangplank. She spoke about community connections, collaboration, upcoming events and other businesses and groups who frequent the space.

D. Introduction of Dave Lipinski, CIP Director and overview of CIP Projects

Capital Improvement Program (CIP) Director Lipinski said CIP is a newly formed department that was previously under Public Works. He said their role within the Town is design and construction of all types of projects and they have 19 full time employees.

Mr. Lipinski explained the process of a project from the initial idea all the way to completion, and how his department brings it all together. Project types include transportation, water, wastewater, trails and parks. He outlined the current projects under construction and gave an update on SR24 connections and the timeline for completion.

Commissioners had questions in regards to traffic patterns, traffic lights, and SR 24 connection points.

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

Staff provided the following updates:

- RFP's for the 6.8 acre site in Town Center are underway
- Costco will open in the Fall
- A second hotel is planned north of the current hotel in Town Center
- Dave & Buster's is coming to QC Marketplace
- The Economic Development Department was re-accredited as an Accredited Economic Development Organization (AEDO) by the International Economic Development Council (IEDC). Less than 100 organizations across the world have this distinction
- A new position was approved for the Economic Development Department
- There is continued interest in the State land site

Commissioner Perry Berry provided the following updates:

- QCUSD will have a bond proposal on the upcoming 2022 November Election. Informational flyers were provided to the Commission
- Pickett Elementary earned an A+ School of Excellence award
- QCUSD principals Faith Mather and Brian Butson received the Exemplary Principal Award
- Eastmark High School is graduating its first senior class
- High School #3 is on-time and under budget and enrollment is underway

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 May 25, 2022 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: June 22, 2022