



MINUTES
Economic Development Commission
Community Chambers
August 24, 2022
7:30 a.m.

1. Call to Order and Introductions

Chair Shane Randall called the meeting to order at 7:37 a.m.

Commission Members present: Shane Randall, Chair; Grant Tayrien, Vice Chair; Marc Valenzuela; Jason Barney; Aric Bopp; Chris Clark; Nancy Hormann; Derek Neighbors (via Google Meet); Gordon Mortensen; Perry Rea (via Google Meet); Brent White; Troy Young; Council Member Oliphant; Mayor-Elect Wheatley

Absent Members: Carson Brown; Perry Berry; Nate Knight; Mark Schnepf; Jenna Kahl; Brian McKean

Staff present: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Erik Swanson, Planning Administrator (via Google Meet); Joy Maglione, Deputy Town Clerk

2. Public Comment:

None.

3. Items for Discussion and Possible Action

A. Consideration and possible approval of the June 22, 2022 minutes

Motion to approve the June 22, 2022 minutes as presented.

1st: Gordon Mortensen

2nd: Grant Tayrien

Vote: Approved unanimously

B. Discussion and possible action on the Chair and Vice Chair positions

Chair Shane Randall said he was honored to serve as EDC Chair over the past years. He will be moving to a position on the Greater Phoenix Economic Council (GPEC) board and will continue to serve on the Economic Development Commission as the GPEC liaison.

Chair Randall opened the floor for discussion for selection of new Chair and Vice Chair positions. Commissioner Chris Clark nominated Grant Tayrien for Chair and Nancy Hormann for Vice Chair. There was no further discussion.

Motion to appoint Grant Tayrien as Chair and Nancy Hormann as Vice Chair.

1st: Chris Clark

2nd: Jason Barney

Vote: Approved unanimously

C. Discussion and possible approval of the Annual Work Plan priorities for FY22-23

Economic Development Director Doreen Cott presented the Draft Annual Work Plan and asked the Commission for feedback. She said the plan would be presented to Town Council at their September 7, 2022 meeting.

Draft Work Plan items:

1. Work with staff to implement recommendations outlined in the updated Economic Development Strategic Plan including development of a Job Creation Program/Quality Jobs Program
FEEDBACK:
 - *Creation of a brand strategy for the State Trust Land and the Town's northern tier*
 - *Identify needs for future employment prospects and focus on small business resiliency initiatives*
2. Continue to work with staff to implement the Town Center Plan and provide feedback on Downtown Core projects as appropriate.
3. Review Façade Improvement Program applications to ensure that applications within the Downtown Core Zoning reflect the new requirements and design guidelines; make recommendations to staff.
4. Assist staff with the planning of an Economic Development Summit in 2023, promoting development opportunities, community success stories and the Town's pro-business climate.
5. Provide input and recommendations on new Arts and Placemaking programs/projects that may benefit Queen Creek, including the Arts and Placemaking Master Plan that will commence this fiscal year.
6. Review Major General Plan Amendments as appropriate.
7. Provide input on educational updates to be shared at the monthly meetings to keep Commission informed on different issues, programs and development. Different topics/tours to consider throughout the year include:

Tour of Phoenix Mesa Gateway Airport
Tour of QC's Agritourism Destinations – Queen Creek Olive Mill,
Schnepf Farms, QC Botanical Garden
Tour of Horseshoe Park & Equestrian Centre
Water Discussion (Staff, SRP)

FEEDBACK:

Neighboring community updates (Mesa, Gilbert, San Tan Valley)
Update on Transportation Projects (ADOT, MAG)
QC Police Department Overview and Update
Commercial Projects Update
Queen Creek Unified School District Update

Motion to approve the EDC Work Plan for FY22-23 with the discussed changes.

1st: Jason Barney

2nd: Nancy Hormann

Vote: Approved unanimously

D. Presentation from the Queen Creek Chamber of Commerce

Commissioner and Queen Creek Chamber President Chris Clark gave an update on the mission of the Queen Creek Chamber of Commerce and their core functions. He gave an overview of the Chamber programs and events that are offered to businesses, members and the community. Commissioner Clark addressed future goals for the Chamber. He said that business retention and expansion, along with problems finding employees, inflation and supply chains are some of the top needs. He concluded with an overview of economic expectations and tourism and marketing.

The Commission discussed the employee shortage and said it is important to get the message out to parents to encourage teens to work part time and get job experience.

E. Queen Creek Unified School District (QCUSD) Bond overview

Chair Randall welcomed QCUSD representatives Amber Stouard, Chief Operating Officer; Jessica Johnston, Chief Financial Officer; and Jessica Bautista, Director of Marketing and Public Relations.

Ms. Johnston identified the QCUSD boundaries and addressed current needs: (1) student space (lower class sizes), (2) capital needs (buildings, equipment, and software licensing), and (3) competitive compensation for teachers and staff. She said there has been enormous growth in the district with a 148% increase in the last ten years. Major concerns include the increase in enrollment, projected new growth and current schools approaching capacity.

Ms. Stourad restated the growth issues in the QCUSD. She said the district is asking voters to consider a \$198M bond at the November General Election and outlined the plan to address the following needs: new elementary schools; expansions and renovations; land purchases; additional buses; security upgrades and upgrades to the Fine Arts Facilities.

Ms. Bautista concluded the presentation with an overview of the marketing efforts for the bond issue including information at www.qcusd.org/bond ; FAQ's; taxpayer information and voter registration information. She encouraged the Commission to reach out to her if they repeatedly hear a question concerning the bond election so they can add it to the FAQ's and website.

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

Downtown Development Manager Jen Lindley provided the following updates pertaining to the Downtown Core:

- Text amendments regarding live music and entertainment were recently passed.
- An RFP was issued for the sale and development of Downtown owned land. We received seven proposals and negotiations are under way.
- An RFP for development of 2.0 acres north of the Post Office for office, medical, or low intensity commercial is due on October 17, 2022.
- Town Center infrastructure improvements for east/west connector roads in the area of the QuikTrip will be starting. Improvements will include traffic calming, unique design elements, parklets, shade structures and screen walls.
- Town Council approved an enhanced holiday light package and placemaking structure for the Downtown Core for the upcoming holiday season. Next year an RFP will be issued to get more ideas and options.
- A Parking Analysis will be performed for Town Center.

4. **Announcements**

None.

5. **Adjournment**

The meeting adjourned 9:00 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 August 24, 2022 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: September 28, 2022