



MINUTES

Economic Development Commission
San Tan Conference Room
22358 S. Ellsworth Rd, Queen Creek
January 25, 2023
7:30 a.m.

1. Call to Order and Introductions

Grant Tayrien called the meeting to order at 7:32 a.m.

The Commission welcomed new liaisons, Council Member McClure and Council Member Padilla, and roundtable introductions were conducted to start the meeting.

Commission Members present (in person): Grant Tayrien, Chair; Nancy Hormann, Vice-Chair; Chris Clark; Perry Berry; Nate Knight; Aric Bopp; Troy Young; Marc Valenzuela; Shane Randall; Jason Barney; Brent White (Google Meet); Derek Neighbors (Google Meet)

Absent Members: Mark Schnepf; Perry Rea; Brian McKean; Jenna Kahl

Staff present: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator; Brett Burningham, Development Services Director; Paul Gardner, Utilities Director; Erik Swanson, Planning Administrator (Google Meet); Steven Ester, Planner (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 November 30, 2022 minutes

Motion to approve the November 30, 2022 minutes as presented.

1st: Nancy Hormann

2nd: Chris Clark

Vote: Approved unanimously

B. Discussion and possible approval of the Façade Improvement Application for the property located at 20427 E. Ocotillo Rd, Queen Creek

Downtown Development Manager Jennifer Lindley introduced the Façade Improvement Application for 20427 E. Ocotillo Road. She explained that the property is part of the Ocotillo 11, which was re-zoned to create a Residential Commercial District for low-intensity, low traffic commercial uses. Ocotillo 11 properties are located just outside of the Downtown Core and are covered by the Façade Improvement Program. Ms. Lindley introduced applicant Jake Angel, owner of Angel Air and said he is available for questions.

Ms. Lindley said the project is for office space only for Mr. Angel’s HVAC company. She reviewed the quotes received thus far totaling \$55K for a variety of different items. Ms. Lindley said the program allows a maximum reimbursement up to \$20K and the quotes received were calculated to reflect amounts for street facing items only. She noted that the applicant already received Site Plan Approval from the Town. Ms. Lindley said, if approved, the Town will issue a Notice to Proceed and will confirm that it is for office use only.

Applicant: Jake Angel – 20427 E Ocotillo Rd
Business Name: Chico & Mac Properties, LLC (Angel Air)

- **Landscaping (pavers)**
- **Stucco**
- **Grading**

Proposed Request: \$55,000
Max Allowed Reimbursement: \$20,000

Commissioner Hormann asked if there is a timeline for construction. Ms. Lindley said the project must start within a six-month window.

There were no further questions from the Commission.

Motion to approve Façade Improvement Application for Jake Angel up to the \$20K reimbursement.

1st: Chris Clark

2nd: Perry Berry

Vote: Approved unanimously

C. Update on Town Center/Downtown Core projects and program

Jennifer Lindley provided the update for this item. She said the five-year Town Center Plan, last updated in 2017, is due for another update. The consultants from the 2017 update recommended that the Town focus on the Down Town Core area. She briefly outlined some of the Master Plan aspirations and said the branding strategy will come as development occurs.

Ms. Lindley provided the following updates:

- The Town Center infrastructure street project at Aldecoa Drive and Munoz Street (near QT) is beginning soon and will create urban blocks, which will get filled in with new

development. The area will include many features from the Town Center Master Plan, such as pocket parks, shading, traffic calming and bike lanes.

- The RFP for the town-owned land is still under negotiation. One developer was chosen for Sites A & B. The sites are zoned for specialty mixed use and will not allow drive-thrus or big box stores. More information will come soon.
- The land exchange project for the town-owned land north of the Post Office is moving forward for low intensity office or commercial use.
- The Communiversitiy launched the *Queen Creek Promise Program*, which provides scholarship money using the “*Last Dollar Program*” to fill funding needs for eligible Queen Creek residents.
- Staff is working with a consultant for a parking analysis for future inventory. The proactive approach includes a parking model to use with our GIS to calculate parking needs.
- The Downtown Arts & Placemaking Advisory Committee issued an RFP for the Arts & Placemaking Master Plan and received two proposals. The item will go to Town Council for possible approval on February 15. This item is budgeted for FY23 utilizing Town Center funds.
- Several downtown businesses/properties have seen a change of ownership including U-Haul on Ellsworth Road; the former Rudy’s Restaurant; Norton’s and QC Auto Care. Some possible changes or improvements may occur.
- The owner of Perch Brewery in Chandler will be purchasing land in the Downtown Core (located between QT and the day-care). A second location for Perch Brewery is proposed for the property with outdoor patios and live music and other small business space available for lease.
- The Town Council will have their annual Strategic Planning Session in February. The Downtown Core and the Façade Improvement Program will be an item for discussion.

D. Presentation and overview of the Queen Creek Utilities Department

Director Paul Gardner provided the mission statement for the Water & Wastewater Divisions. He provided a brief history of Queen Creek Water and the water service history for the Town. Mr. Gardner said the department has 65 personnel and he outlined the operational responsibilities for each area.

Mr. Gardner provided an overview of water quality testing, water conservation practices and the recharging process. He provided a summary of Arizona water usage by sector; water management; and Queen Creek water sources and acquisitions.

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

Economic Development Director Doreen Cott provided the following updates:

- Costco opens tomorrow (January 26) at 8:00 am
- The Thompson Thrift/ Germann Commercial Center Groundbreaking is February 21st at 10:00am and the Commission is invited
- The Vineyard Town Center is under construction on the NWC of Gantzel and Combs roads.

Commissioner Shane Randall announced that the Greater Phoenix Economic Council (GPEC) Annual Business Meeting is tomorrow, January 26.

4. **Announcements**

None.

5. **Adjournment**

The meeting adjourned at 8:50 a.m.

Grant Tayrien, 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 January 25, 2023 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: **February 22, 2023**