



MINUTES

Economic Development Commission

San Tan Conference Room
22358 S. Ellsworth Rd, Queen Creek
February 22, 2023
7:30 a.m.

1. Call to Order and Introductions

Nancy Hormann called the meeting to order at 7:35 a.m.

Commission Members present: Grant Tayrien, Chair (Google Meet); Nancy Hormann, Vice-Chair; Chris Clark; Perry Berry; Troy Young; Marc Valenzuela; Shane Randall; Jason Barney; Brent White; Derek Neighbors (Google Meet); Council Member Padilla; Council Member McClure

Absent Members: Mark Schnepf; Perry Rea; Brian McKean; Jenna Kahl; Nate Knight; Aric Bopp

Staff present: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager (Google Meet); Marissa Garnett, Economic Development Coordinator; Brett Burningham, Development Services Director (Google Meet); Erik Swanson, Planning Administrator (Google Meet); Joy Maglione, Deputy Town Clerk; John Ahumada, Economic Development Specialist; Kristie Riester, Customer Service & Billing Administrator; Makayla Hardy, Senior Financial Services Analyst

2. Public Comment:

None.

3. Items for Discussion and Possible Action

A. Consideration and possible approval of the January 25, 2023 minutes

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

1st: Troy Young

2nd: Perry Berry

Vote: Approved unanimously

B. Presentation and overview of projects and development activity at Phoenix-Mesa Gateway Airport

Phoenix-Mesa Gateway Airport Executive Director/CEO Brian O'Neill provided an overview of airport activity. He said the Phoenix-Mesa Gateway Airport Authority owns and operates the

airport and is comprised of the Cities of Mesa, Phoenix, Apache Junction, Queen Creek, Gilbert and the Gila River Indian Community. He said the airport property consists of a 3,000-acre economic development project and an airport. He said they have five airlines focused on leisure travel and 2022 was a record setting year for passenger growth.

Mr. O'Neill discussed the following projects:

- Terminal Concession Program – expand and improve airport concessions
- Five-Gate Terminal Addition – 30,000 SF addition with modern look and new amenities using grant funding
- Enclosed Pedestrian Walkway – will serve as a connector to ticketing & checkpoints
- Air Traffic Control Tower - changes to the federal law funding cap enabled the completion of the \$30M tower
- Gateway Executive Airpark – Virgin Galactic Holdings building a spaceship final assembly factory
- SkyBridge Arizona – a 360-acre master development site which includes a hotel
- Gulf Stream Aerospace Service Center – \$100M private development for a new aircraft service center; will work with local colleges to develop skilled workforce
- Gateway East Development - 300-acre mixed use non-aeronautical development located in the Ellsworth Rd/SR24/202 area; will include some high-end restaurant/retail
- Alpha Apron Phase IV - expand the existing Alpha Apron; completion in Mar/April 2023
- Taxiway 12C/30C Reconstruction– completion in April 2023
- Fuel Farm Storage Tank Expansion – expand fuel storage to avert future delivery disruptions and provide a 7-day supply
- Rental Car Lot Redevelopment - renovate the rental car return lot using the customer facility charge (CFC) funds which are fees assessed to passengers renting cars at the airport and are used for rental car related capital projects

Mr. O'Neill concluded with a brief overview of the 2021 Economic Impact Study and said a major component of the airport is to create jobs and maintain economic stability.

C. Presentation on Queen Creek's new Utility Billing System

Kristie Riester, Customer Service & Billing Administrator briefly outlined details of the new utility billing system, which takes effect on March 7, 2023. She said the new system will provide updated technology and enhanced customer services features.

Ms. Riester shared a short video highlighting the features of the new system and steps the customer will need to take to sign-up or re-enroll in auto pay or paperless billing.

D. Presentation and the new interactive industrial map

John Ahumada, Economic Development Specialist presented a new interactive industrial map that features available industrial properties for sale or lease in Queen Creek. He showed the map layers that display road, infrastructure, zoning designations and existing businesses. The

map has a clickable feature that displays detailed commercial property brochures for potential sites.

Mr. Ahumada said the map will be embedded on the Queen Creek website and a static version will be available for internal use.

Commissioner Jason Barney appreciated the progress the Economic Development Department, the Town and the commission have made over the years in regards to providing infrastructure and bringing employment to Queen Creek. He commented on the many projects that are now coming to fruition resulting from years of planning.

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

Economic Development Director Doreen Cott provided the following updates:

- The Thompson Thrift/ Germann Commerce Center groundbreaking took place on February 21.
- Homeward Suites breaks ground in April
- Roots & Boots will be held March 15-19

Commissioner Chris Clark (QC Chamber of Commerce) provided the following updates:

- Coffee & a Mic with District 15 Senator Jake Hoffman is Friday, February 24 for chamber members only at Queen Creek Chamber Office
- Non-profit Summit - March 2, 2023, 8:30 am – 10:00 am. Non-profit agencies, churches and elected officials will discuss the needs in the community
- The Chamber will be conducting a childcare survey (coming soon)

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 February 22, 2023 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: MAY 24, 2023