



MINUTES

Economic Development Commission
San Tan Conference Room
22358 S. Ellsworth Rd, Queen Creek
May 24, 2023
7:30 a.m.

1. Call to Order and Introductions

Grant Tayrien called the meeting to order at 7:30 a.m.

Commission Members present: Grant Tayrien; Chris Clark; Perry Berry; Troy Young; Marc Valenzuela; Shane Randall; Jason Barney (Google Meet); Brent White; Brian McKean; Nate Knight; Council Member McClure

Absent Members: Nancy Hormann; Mark Schnepf; Perry Rea; Jenna Kahl; Derek Neighbors
Council Member Padilla

Staff present: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager; Marissa Garnett, Economic Development Coordinator; John Ahumada, Economic Development Specialist; Brett Burningham, Development Services Director; Erik Swanson, Planning Manager; Adam Robinson, Community Services Deputy 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 22, 2023 minutes

Motion to approve the February 22, 2023 minutes as presented.

1st: Perry Berry

2nd: Brian McKean

Vote: Approved unanimously

B. Presentation and overview of the Town of Queen Creek Parks and Recreation Master Plan Projects

Adam Robinson, Community Services Deputy Director provided a brief overview of the Parks & Recreation division including programming, special events, partnerships and core duties.

Mr. Robinson provided background history on the Parks Master Plans. He explained the necessary levels of service (LOS) needed for the Town to maintain adequate parks to serve residents. He said this is measured in the number of park acres and recreation facilities per 10,000 residents. The previous plan recommended 61 acres and the number was reduced over the years. The updated Master Plan now recommends 51 acres. Mr. Robinson said meeting the needs of Queen Creek residents and focusing on a high quality of life is our priority.

Mr. Robinson presented details on Mansel Carter Oasis Park, Frontier Family Park and the Recreation and Aquatic Center. He explained some of the cost reducing features that were included with the Aquatics and Recreation Center and programs that will be offered. Mr. Robinson presented design guidelines and renderings of the new facilities and he concluded with the timeline and completion dates for each project.

Council Member McClure asked what the LOS acres per 10,000 residents would be upon completion. Mr. Robinson said approximately 28 acres and he said we are behind because we have been focusing on roads and public safety.

C. Presentation and overview of Pinal County projects and programs

James Smith, Director of Pinal County Economic and Workforce Development presented an overview of recent activity in Pinal County. He said the County is attracting many automotive and advanced manufacturing companies and fielding interest from target industries in aerospace, manufacturing, mining, electric vehicle technology and transportation. He said this also aligns with Queen Creeks target industries. Mr. Smith listed the many companies that are locating and expanding in Pinal County who have promised thousands of jobs and \$10.5B in capital investments.

He discussed the rapid population growth and increased workforce numbers. He said that despite the notable economic development, they are still trying to keep more people working in the area, rather than commuting. Mr. Smith discussed the Job Training Reimbursement Program, which is an incentive allowing local employers in targeted industries to provide training reimbursements for county residents up to \$4K and \$2K per non-county resident.

Mr. Smith said he looks forward to continued opportunities for success working with Queen Creek and said there are many jobs coming in 2025 and attainable housing and amenities will be needed for future employees.

Economic Development Director Doreen Cott thanked Mr. Smith for the great partnership between Queen Creek and Pinal County.

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

Economic Development staff provided the following updates:

- A stakeholder meeting concerning the Downtown Queen Creek Arts & Placemaking Master Plan will be held today at the Old Ellsworth Brewing Company
- Swaback Partners will be holding focus meetings concerning the update to the Town Center Plan
- Homeward Suites is proposed to open at the end of July 2023
- The Town Council approved budget included an increase to the Façade Improvement Program from \$50K to \$100K
- The new Assistant Town Manager, Shea Joachim, starts on June 5
- EDC chair and vice chair positions will be coming up soon for election
- The Commission will be asked to consider and discuss options to move EDC meetings to a quarterly schedule with more robust agendas
- Sprouts and Target will be anchor stores at Vineyard Town Center
- Dave & Busters opened on May 15
- Nothing Bundt Cakes will open in QC Marketplace

Commissioners provided the following updates:

- Commissioner Perry Berry reported that QCUUSD students outperformed the state average on ACT testing with seven students achieving a perfect score; Crismon High School enrollment numbers are outpacing projections; and high school graduations dates for various schools were shared
- Planning Commissioner Troy Young provided an update on recently approved projects for Rittenhouse Commons 2; Cobblestone Carwash and Gravity Coffee and Pecan Lakes Entertainment Center (*Mr. Young provided this update after Agenda Item 3A because he had to leave the meeting early*)

Planning staff provided the following updates:

- Erik Swanson said that Town Council approved a Site Plan Text Amendment that will allow administrative approval and streamline the process, saving developers as much as 3-4 months in processing time

4. Announcements

None.

5. Adjournment

The meeting adjourned at 8:35 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 May 24, 2023 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: August 23, 2023