



MINUTES

Economic Development Commission
San Tan Conference Room
22358 S. Ellsworth Rd, Queen Creek
August 23, 2023
7:30 a.m.

1. Call to Order and Introductions

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

Commission Members present: Grant Tayrien; Chris Clark; Troy Young; Nancy Hormann (Google Meet); Marc Valenzuela; Jason Barney (Google Meet for Item D); Brent White (Google Meet); Brian McKean (Google Meet); Jenna Kahl (Google Meet); Derek Neighbors (Google Meet); Mark Schnepf (joined late Google Meet); Perry Rea (Google Meet); Council Member McClure

Absent Members: Perry Berry; Shane Randall; Nate Knight; Council Member Padilla

Staff present: Doreen Cott, Economic Development Director; Jennifer Lindley, Downtown Development Manager (Google Meet); Marissa Garnett, Economic Development Coordinator; Erik Swanson, Planning Manager; Shea Joachim, Assistant Town Manager; Joy Maglione, Deputy Town Clerk

2. Public Comment:

None.

3. Items for Discussion and Possible Action

A. Consideration and possible approval of the May 24, 2023 minutes

Motion to approve the May 24, 2023 minutes as presented.

1st: Chris Clark

2nd: Nancy Hormann

Vote: Approved unanimously

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

Chair Tayrien opened the floor for discussion on the annual nomination and election of Chair and Vice Chair positions.

Commissioner Chris Clark nominated Grant Tayrien for Chair and Marc Valenzuela for Vice Chair. There were no other nominations or discussion.

Motion to elect Grant Tayrien as Chair and Marc Valenzuela as Vice Chair of the Economic Development Commission.

1st: Chris Clark

2nd: Nancy Hormann

Vote: Approved unanimously

Economic Development Director Doreen Cott thanked Nancy Hormann for her service as Vice Chair.

C. Discussion and possible approval of the Annual Work Plan priorities for FY23-24

Ms. Cott said that a duty of the Economic Development Commission outlined in the bylaws is to develop an annual work plan. The recommended plan will go to Council for approval. Ms. Cott outlined the items in the Draft Work Plan and asked the Commission for feedback.

The items in the plan include the following:

1. Work with staff to implement recommendations outlined in the updated Economic Development Strategic Plan including:

a. Development of a Job Creation Program/Quality Jobs Program

b. Creation of a brand strategy for the State Trust Land and the Town's northern tier
The draft strategy will be discussed with the Commission and the new State Land Director

c. Identify needs for future employment prospects and focus on small business Initiatives

2. Work with staff and the consultant to update the Town Center/Downtown Core Plan and provide feedback on Downtown Core projects as appropriate.

Council Member McClure commented on the branding in Town Center and suggested using "The Heart of Queen Creek". The Commission briefly discussed the historic aspect of the downtown area.

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.

Ms. Cott said the program is only for commercial prospects and only for rehab (not new builds).

4. Assist staff with the planning of an Economic Development Summit, promoting development opportunities, community success stories and the Town's pro-business climate.

Ms. Cott said the last summit included a bus tour and received positive feedback.

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.

Ms. Cott said field trips were held in the past and could be considered again.

Motion to approve and recommend to Town Council the FY23-24 Economic Development Work Plan as presented.

1st: Marc Valenzuela

2nd: Nancy Hormann

Vote: Approved unanimously

D. Discussion and possible approval of an amendment to the Economic Development Commission Bylaws changing Section 4-9 Meetings to read, regular meetings shall be held quarterly instead of monthly.

This item was taken out of order and discussed prior to Item C.

Commissioner Jason Barney joined the meeting via Google Meet for this item and the three fourths (3/4) majority requirement was met.

Director Cott said that a change to the Bylaws requires a three fourths (3/4) majority vote of eligible Commissioners.

Motion to approve the amendment to Economic Development Commission Bylaws changing Section 4-9 Meetings to read, regular meetings shall be held quarterly instead of monthly.

1st: Nancy Hormann

2nd: Marc Valenzuela

Vote: Approved unanimously

Ms. Cott said that even though we are on a quarterly schedule, a special meeting could be called as needed for time sensitive items such as a Façade Improvement Application. She said the next meeting would be in October.

Commissioner Barney left the meeting after this item.

E. Update on Town Projects

Downtown Development Manager Jennifer Lindley provided an update on the [Downtown Core Development Interactive Map](#) and thanked John Ahumada for his work on this project. She said the map provides an interactive tour of key downtown projects, landmarks, town boundaries and roadways. The map also has links to the Town Center Plan and Downtown Core Design Guidelines. Ms. Lindley provided information on each new project coming to the downtown area that was depicted on the map.

Commissioner Clark asked about the status of the second hotel coming to Queen Creek.

Ms. Lindley said that the hotel is outside of the Downtown Core, but can be added to the map. She said the hotel received an extension and will be breaking ground in late September.

Ms. Cott shared the [Invest the QC site selection booklet](#) that provides information on Queen Creek to those interested in industrial land available for development in the State land area. The presentation provides an overview of the community, demographics, workforce, available land, zoning and infrastructure and highlights local and regional assets.

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

Ms. Cott provided information on the following Development Services projects:

- Multifamily projects including Acero Harvest; Acero Queen Creek and Sparrow apartments.
- Sprouts opened last week on Gantzel Road at the Vineyard Towne Center. This was their 400th store.
- Target is also coming to Gantzel & Combs roads.
- Other retail and commercial projects include Black Rock Coffee; Caldwell County BBQ; Ashley Furniture; Rili B's Taco Shop; Fry's; Portillo's; Take 5; Circle K; Ocotillo Medical Collaborative; and Panera Bread new location.
- Horseshoe Park & Equestrian Centre is working on their Strategic Plan and it will go to Council in September.

4. Announcements

None.

5. Adjournment

The meeting adjourned at 8:25 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 August 23, 2023 Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.

Passed and approved on: October 25, 2023