



DRAFT MINUTES

ECONOMIC DEVELOPMENT COMMISSION MEETING
March 25, 2009, 7:30 a.m.
San Tan Conference Room

1. Call to order

Present:

Chairman, John Schroeder	CGCC Williams Campus
Vice Chairman, Roseann Sweet	Queen Creek Resident
Council Member Mortensen	Town of Queen Creek
Council Member Barnes	Town of Queen Creek
Jean Humphries	Arizona State University
Jason Barney	Land Developer
Rustyn Sherer	Queen Creek Chamber of Commerce
David Valenzuela	Phoenix-Mesa Gateway Airport
Dr. Murlless	Queen Creek Unified School District
Lee Ester	SRP
Steve Sossaman	Queen Creek Resident
Carson Brown	Vanderbilt
Doreen Cott	Town of Queen Creek
Kim Moyers	Town of Queen Creek
Wayne Balmer	Town of Queen Creek

Guests:

Chris Camacho	Greater Phoenix Economic Council (GPEC)
---------------	---

Absent:

MaryAnn Guerra
Kevin Peterson

2. Public Comment

No public comment.

3. Items for Discussion:

A. Consideration and possible approval of the January 28, 2009 minutes.

A **MOTION** was made by Commissioner Sossaman, seconded by Council Member Mortensen to approve the minutes dated January 28, 2009. Voice vote carried 10-0.

B. Presentation, discussion and possible action to include Sustainable Industries as a targeted cluster in the Economic Development Strategic Plan.

Economic Development Director, Doreen Cott gave a short overview of the targeted clusters which include Aerospace and Aviation, Health and Wellness, Arts, Culture and Experience, Specialty Lifestyle Retail, Advanced Financial and Business Services and Education. She reminded the Commission that the Town Council has included an objective in the Corporate Strategic Plan to begin to develop a “sustainability culture” in Queen Creek. One of the items associated with this objective is to consider amending the Economic Development Strategic Plan to include Sustainable Industries.

Commissioner Valenzuela joined the meeting.

Commissioner Sossaman asked if there would be a separate cluster for sustainable industries.

Ms. Cott responded that it is up to the Commission on how they want to approach this item. Most of the discussion thus far has been focused on solar.

Council Member Mortensen asked what the proper protocol is to amend the Strategic Plan.

Ms. Cott indicated that the Commission will make a recommendation and staff will bring the recommendation to the Town Council for approval.

Ms. Cott introduced Chris Camacho, VP of Business Development at the Greater Phoenix Economic Council. Mr. Camacho provided a background of Sustainable Industries, specifically solar, to the Commission.

Key points:

- Solar companies are looking for locations to build manufacturing plants
- Arizona is poised to be a huge consumption market
- GPEC is currently working with 29 active projects
- Senate Bill 1403–Quality Jobs Through Renewable Industries – will help AZ compete for renewable energy/solar companies.
- S.B. 1403 is designed to stimulate quality job creation. Creation of new jobs must pay at least 125% of Arizona’s median wage and companies must offer healthcare coverage to full-time employees by paying at least 80% of the premium or equivalent for health plans.

Mr. Camacho distributed a Solar Project Profile to help guide the discussion. The handout included information on large and small scale generation and standard and advanced manufacturing projects.

Large Scale Generation:

- The investment is typically \$1 billion and greater
- Utility-scale concentrated mainly on solar thermal and photovoltaics
- The long term revenue is through the export of power
- Requires vary large parcels of land – 2,000 to 3,000 acres

Small Scale Generation:

- Transmission capabilities are needed
- Small parcels of land are typically used
- Distributed generation photovoltaic and thin-film panel and application on rooftops or ground mounted

- More attainable than large scale

Standard Manufacturing:

- The investment is typically \$75 million
- Large industrial water and electrical user
- Facility size is approximately 85,000 SF
- Transportation network is needed for distribution of products

Advanced Manufacturing:

- The investment is typically between \$100-200 million
- Requirements are heavy-industrial water and electrical usage
- Facility size is approximately between 200,000 to 400,000 SF
- Transportation network is needed for distribution of products

Commissioner Sossaman inquired about available warehouse space and which type of manufacturing would work better in Queen Creek.

Mr. Camacho stated that standard manufacturing would be a good fit for Queen Creek. Standard manufacturing companies typically look for 50,000 to 120,000 square feet. Some companies also need warehouse space with cross docks and 200-250' depth.

Mr. Camacho stated that companies are looking for shovel ready sites.

Ms. Cott stated that the Town has the land available but is lacking shovel ready sites.

Chairman Schroeder stated that solar interest would play into the agriculture and "green power" of the Town. He questioned how to get infrastructure in the key locations and raised concern of cost to complete infrastructure.

Commissioner Humphries asked if Queen Creek has sufficient water to meet the needs of manufacturing companies.

Commissioner Barney stated that the northern corridor currently does not have sewer available.

Commissioner Ester suggested that waste water could be rerouted to reuse.

Council Member Mortensen emphasized that solar is a regional fit. There is plenty of state land available and 500kV lines in place. He suggested identifying the technical differences between "green industry", "sustainable industry" and "renewable industry". Also to look at other sustainable industries that could fit under a broader category, i.e. bio-fuel, solar, algae, wind blades, etc.

Chairman Schroeder suggested putting this item on the agenda for the next meeting to continue the discussion. Discussion points will include: term definitions, water & sewer resources and "state of current infrastructure".

Mr. Camacho clarified that SB 1403 is not specific to solar but all renewable energy. One example: the manufacturing of wind blades would be eligible to receive tax incentives.

Commissioner Barney suggested forming a sub-committee to discuss solar options with internal staff.

Commissioner Valenzuela asked Mr. Camacho his opinion on the probability of SB1403 being heard and passed.

Mr. Camacho stated that there's a chance that the bill will not be heard this year due to the state's budget crisis but the bill has substantial support.

Commissioner Sherer suggested that the commission focus on R&D and standard manufacturing not on advanced manufacturing.

C. Summary of current events – Reports from Chair, Commission Members & Economic Development Staff.

No updates were provided.

3. Announcements

No announcements

4. Adjournment

The meeting adjourned at 9:10 a.m.

Next meeting is scheduled for May 27, 2009.

/jk
3/30/09