



## MINUTES

### ECONOMIC DEVELOPMENT COMMISSION MEETING

September 22, 2010, 7:30 a.m.

San Tan Conference Room

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#### 1. **Call to order**

**Present:**

Lee Ester, Chairman	SRP
Carson Brown, Vice Chairman	W Holdings
Vice Mayor Craig Barnes	Town Council
John Schroeder	CGCC, Williams Campus
Jason Barney	Land Developer
Jean Humphries	Arizona State University Polytechnic
Marquis Scott	Queen Creek Chamber of Commerce
Roseann Sweet	Queen Creek Resident
Dr. James Murlless	Queen Creek Unified School District
Gordon Mortensen	Queen Creek Resident
Doreen Cott	Town of Queen Creek
Kim Moyers	Town of Queen Creek

**Visitor:**

Jeff Cross

**Absent:**

Steve Sossaman	Queen Creek Resident
Mark Schnepf	Schnepf Farms
David Valenzuela	Phoenix-Mesa Gateway Airport

The meeting was called to order at 7:38 a.m. by Chairman Ester.

#### 2. **Public Comment**

No public comment.

#### 3. **Items for Discussion**

##### A. **Consideration and possible approval of the August 25, 2010 minutes.**

A **MOTION** was made by Commissioner Barney and seconded by Commissioner Sweet to approve the minutes dated August 25, 2010 with a clarification of "we" (Town staff) under section D. The motion carried unanimously by a voice vote (9-0).

Marquis Scott, the new President of the Queen Creek Chamber of Commerce, was introduced.

##### B. **Presentation by Ryan Duncan with Land Advisors Organization.**

Ryan Duncan gave a presentation on the Metro Phoenix Real Estate Market touching on population growth; unemployment figures and how Phoenix is faring compared to the rest of the nation; single family housing permit levels and recent land acquisitions.

Commissioner Barney asked how the state can be more competitive in attracting larger employers/high wage jobs to Arizona. Mr. Duncan responded that the state/Phoenix Metro area needs to promote Arizona as affordable and business friendly.

The affordability index for Phoenix has improved over recent years and Mr. Duncan believes that the East Valley is better positioned than the West Valley cities for new growth.

Copies of the power point will be e-mailed to the Commission for their review.

**C. Discussion and recommendations on the Business Incubator Program.**

Kim Moyers, Economic Development Specialist, provided an update on the Incubator Program and progress made since the August meeting. Ms. Moyers asked for comments on the pricing structure as well as the breakdown of potential expenses and income.

Ms. Moyers shared the information she gathered from her visit to the City of Surprise Incubator. The Surprise Incubator is a "high tech" incubator; the City does not supply telephone/land lines. Tenants pay \$.16/ square foot with incremental increases up to \$.99/square foot, plus electrical. The program administrator estimates that tenants will stay in the space approximately 3-5 years and there are no clawback provisions in the lease agreements. Tenants also pay C.A.M. (Common Area Maintenance) fees as part of their monthly fee.

Commissioner Humphries asked if the office space will have high speed internet available to each of the tenants and what is comprised in the shared services line item. Ms. Moyers explained that high speed internet will be available and the shared services include items like the copier and fax.

Commissioner Barney asked how the budget item - \$1200 for telephone expenses breaks down. Ms. Moyers explained that \$700 is for the internet and \$500 for the phone lines. There is a need for a few land lines for conference calls, receptionist and chamber offices.

Chairman Ester asked for Insurance to be included in the breakdown of expenses. Ms. Moyers explained that the office space is covered under the Town's insurance policy but this will be added to the spreadsheet. Chairman Ester also suggested a contingency line item.

Chairman Ester asked Commissioner Scott what the Chamber Board thinks about the study's recommendation for the Chamber to be the anchor tenant. Commissioner Scott responded that the Chamber is supportive of the program and the Board will be meeting on Thursday September 23, 2010 to discuss in greater detail.

Staff proposed that money from the Municipal Town Center fund be used to help supplement the program if needed. Staff explained that the fund is comprised of the additional .25% sales tax that is collected on retail sales with the Queen Creek Marketplace and Cornerstone projects within the Town Center as per development agreements with each of the developers. The money can only be used for programs, maintenance, projects within the defined Town Center boundaries.

Commissioner Mortensen stated that he thought this would be a good use of the funds but suggested that staff explore sponsorship opportunities and apply for grants to help fund the incubator.

A MOTION was made by Commissioner Mortensen, seconded by Commissioner Schroeder, with a recommendation that staff move forward with finalizing the program budget, explore and apply for available grant and/or sponsorship opportunities, utilize funds from the Municipal Town Center Fund if needed to support the program in the initial two year period and work to secure the Chamber of Commerce as an anchor tenant. Voice Vote carried 9-0.

**D. Summary of current events – Reports from Chair, Commission Members and Economic Development Staff.**

Commissioner Barney mentioned that the Greater Phoenix Economic Council (GPEC) has a new web site/resource- <http://www.azjobproject.com/> The goals of the J.O.B. Project is to educate Arizonans on the state's economic outlook and make job creation the number one issue in public discussion. The web site is designed to give significant detail on job creation in Arizona and will feature items that the state can do to retain existing businesses and attract new core industries.

Commissioner Barney said that GPEC is looking to schedule a follow-up meeting to the round table on Aerospace and Aviation several months ago.


Commissioner Schroeder said that CGCC will have a new building opening in January.

Commissioner Sweet mentioned that she met the new General Manager for Horseshoe Park & Equestrian Centre and that she enjoyed talking with him about his plans for the park.

A MOTION was made by Commissioner Mortensen and seconded by Commissioner Barney, to adjourn. The motion carried unanimously by a voice vote (9-0).

The meeting adjourned at 9:00 a.m.

TOWN OF QUEEN CREEK

  
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Lee Ester, Chairman

ATTEST:

  
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Doreen Cott, Economic Development Director

I, Doreen Cott, 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 September 22, 2010 meeting of the Queen Creek Town Economic Development Commission. I further certify that the meeting was duly called and that a quorum was present.



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Doreen Cott

Passed and approved on October 27, 2010.