



## MINUTES

### ECONOMIC DEVELOPMENT COMMISSION MEETING

October 27, 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
Marquis Scott	Queen Creek Chamber of Commerce
Patrick Oakley	Phoenix-Mesa Gateway Airport
Steve Sossaman	Queen Creek Resident
Mark Schnepf	Schnepf Farms
Gordon Mortensen	Queen Creek Resident
Doreen Cott	Town of Queen Creek
Kim Moyers	Town of Queen Creek
Wayne Balmer	Town of Queen Creek

**Absent:**

Jean Humphries	Arizona State University Polytechnic
Roseann Sweet	Queen Creek Resident
Dr. James Murlless	Queen Creek Unified School District

The meeting was called to order at 7:35 a.m. by Chairman Ester.

#### 2. Public Comment

No public comment.

#### 3. Items for Discussion

##### A. Consideration and possible approval of the September 22, 2010 minutes.

A **MOTION** was made by Commissioner Schroeder and seconded by Vice Mayor Barnes to approve the minutes dated September 22, 2010. The motion carried unanimously by a voice vote (8-0).

##### B. Presentation by Jeff Collier with Energy Derived.

Jeff Collier, CEO of Energy Derived, LLC, gave a presentation on the work being done in the development of energy efficient algae production systems for the creation of algae biomass based products and the possible economic development opportunities for Queen Creek.

Mr. Collier provided an overview of how algae is grown in bio-reactors and in open ponds and how the algae is harvested and dried.

Algae is found in everyday products that people commonly use and there is a market for algae in the nutraceuticals, food products and animal feed industries.

Current challenges with algae include the scaled growth, harvesting and drying and the oil extraction. There will be a need for 6 million acres of land to grow enough algae to produce 60 billion gallons of biodiesel a year.

Jobs in the algae field exists in the equipment manufacturing, scientific research, chemical processing and high value co-products. There is opportunity in Queen Creek in the algae industry with the availability of land, close to the freeway, existing rail and the proximity to regional and international airports. There will be a need for algae jet fuel to be produced within 80 miles of international airports.

Queen Creek should consider the potential of developing a research facility for algae production, becoming a processing hub and the opportunities in renewable energy education programs. Effluent water can be used to grow algae.

Commissioner Barney asked about the financial models for these types of business models. Mr. Collier will put staff in touch with those in the industry that can outline financial models and the potential success of these types of companies.

### **C. Presentation, discussion and recommendations on the Waste Water Master Plan Update.**

Paul Gardner, Utilities Director for the Town provided information on the recently completed Waste Water Master Plan Update. Mr. Gardner shared information on a series of maps that detailed existing lines, the size and location of future lines and the basins where different areas drain into major trunk lines.

Currently Queen Creek is sending 1.2 Million Gallons a Day (MGD) to the Greenfield Waste Water Treatment facility; capacity for Queen Creek right now is 4 MGD. At build-out Queen Creek's capacity at the plant is 8 MGD.

Mr. Gardner pointed out the areas within Queen Creek that are still on septic.

Commissioner Schnepf asked if there is any potential of combining the basins in the future. Mr. Gardner explained that it can be done but it has to be done properly for the flows to be efficient.

Mr. Gardner explained that when the sewer system is built out the lift stations will go away.

Mr. Gardner spent some time explaining what needs to be done if the five square miles of state trust land is annexed into Queen Creek. The capacity at the Greenfield plant will need to be expanded and prior to the Town installing new lines the decision for including or not including this area will need to be made to appropriately determine the size of the lines and upfront costs.

Wayne Balmer asked Mr. Gardner about the conversion of septic to sewer. Mr. Gardner explained that there is the cost for the new infrastructure and the issue that many of the homes are on dirt roads. This will be an issue with the conversion and the various County islands.

**D. Presentation and Discussion on the Central Arizona Groundwater Replenishment District (CAGR)**

The District was formed in the 1990s to protect water supply and help to ensure orderly growth. Queen Creek provides information on how much water will be used by each lot to the CAGR; the CAGR sends information to the Assessor's office and residents pay through the property tax.

Residential subdivisions currently get enrolled into the CAGR but industrial and commercial Properties are not enrolled.

Chairman Ester commented that many residents may not realize how much they are paying through their property tax.

**E. Discussion and possible recommendations on sponsorship levels and potential new partner for the Business Incubator.**

Economic Development Specialist Kim Moyers distributed a "draft" of potential sponsorship levels for the incubator. The sponsorships would be for a 2 year period. There were no changes made by the Commission to the draft.

Ms. Moyers provided information on My Brother's Office and the partnership opportunity for the Queen Creek incubator. My Brother's Office would be a managing partner; the Town would collect revenues from the services provided by My Brother's Office for a \$500/month fee.

Ms. Moyers explained that staff is looking into a grant through the USDA for funding for the incubator. The City of Eloy was just granted \$99,000.

**F. Summary of Current Events.**

None.

A **MOTION** was made by Commissioner Barney and seconded by Commissioner Sossaman, to adjourn. The motion carried unanimously by a voice vote (10-0).

The meeting adjourned at 9:05 a.m.

TOWN OF QUEEN CREEK

  
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Lee Ester, Chairman

ATTEST:

  
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Doreen Cott, Economic Development Director

Economic Development Commission MINUTES

October 27, 2010

Page 4 of 4

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 October 27, 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 December 15, 2010.