

CEDS COMMITTEE MEETING

JANUARY 10, 2019

M I N U T E S

I. CALL TO ORDER

Chair Bobby Davis called the meeting to order at 2:00 PM.

II. ROLL CALL

Members Present: Bobby Davis, Jennifer Evans, Marissa Garnett, Jeff Fairman, Fernando Garcia, Elan Vallender, Denyse Airheart.

Staff Present: Brad Mecham

Guests:

A quorum was established.

III. APPROVAL OF MINUTES, September 26th, 2018

Mr. Fairman made a motion to approve the September 26th, 2018 CEDS Committee minutes as presented. Ms. Evans seconded the motion. The motion passed unanimously.

IV. CALL TO THE PUBLIC

There were no comments from the public.

V. NEW BUSINESS

A. CEDS Process 2019

Mr. Brad Mecham provided a brief update of the upcoming activities for the CEDS annual update. He will be sending out a call for projects to be included in the CEDS in the coming weeks while preparing items for discussion for the next CEDS Committee meeting in March. These items will include a review of priorities, the SWOT analysis, and will be opened up for further discussion at the next meeting.

B. Opportunity Zones Discussion

Mr. Davis invited members of the CEDS Committee to discuss ongoing efforts for opportunity zones located within Pinal and Gila Counties.

Mr. Elan Vallender stated that developers had been reaching out to the City of Apache Junction about the opportunity zone. He noted that projects in the opportunity zone were viable opportunities before, but the designation has sped up the process. City staff is providing research and outreach to the development community and to potential opportunity funds interested in the area.

No other comments were provided on opportunity zones in the region.

C. CEDS Committee Roundtable

Mr. Davis opened the discussion to CEDS Committee members to discuss current and future projects in their communities.

Mr. Fairman reported that Eloy had initiated a downtown redevelopment plan. This program will include façade renovation, paint, canopies, and lighting. Eloy's Economic Development Strategic Plan is moving forward and will be presented to council in the spring for approval. The city will see a 100 employee company reopen, as well as the La Paloma Restaurant.

Ms. Garnett reported on Queen Creek's upcoming Economic Development Summit on January 23rd, 2019. The town will be hosting developers, brokers, and decision makers to present information about economic development activities and opportunities. The hotel groundbreaking and state of the town will take place in the coming weeks.

Ms. Evans reported that the hospital will be reopening. She also reported that long standing subdivision plans had begun building again. The town also approved a new 89 unit subdivision and will be completing an update of their general plan next year. The town is also re-issuing an RFP for a Pinal County-owned lot on Main Street.

Mr. Garcia reported that the City of Casa Grande had recently initiated a business retention survey. The city will also be hosting an Urban Land Institute panel in March. The city is also evaluating venues for downtown. RK2, an auto recycling operation, will be having a ribbon cutting, and Lucid Motors groundbreaking ceremony is tentatively scheduled for April. The city will also be hosting a ribbon cutting for their recreation center in March.

Ms. Airheart reported that the City of Maricopa had eliminated business licensing in favor of a business registry. The city will be hosting a one day seminar for women-owned businesses. The city also recently announced that a La Quinta Inn was approved for development alongside multi-family housing. The 347 overpass will be completed in the Fall of 2019. There will also be a dedication in the city's Heritage Park where a rail car will be placed as part of the ceremony.

Mr. Vallender reported that the City of Apache Junction has experienced an uptick in residential development interest, with nearly 800 homes approved or under review. New retail developments are also under review by the city.

Mr. Davis reported that the Town of Payson has a new mayor and three new council members. New businesses opening in Payson include: Dutch Bros., Aliberto's restaurant, Goodwill, and a microbrewery. Businesses competed in a Christmas decorating contest in the town over the holidays.

Ms. Airheart asked about a project that was discussed with the EDA in Payson and why it was not funded. Mr. Mecham reported that the EDA had concerns about the income levels of the jobs to be created at a new private high school centered around sports and elite coaching. Mr. Davis expressed his disappointment that a grant application had not moved forward and the project is no longer a viable option.

VI. FUTURE MEETINGS

The next meeting will be Thursday, March 28th, 2019 at 2:00 PM.

VII. ADJOURNMENT

Mr. Bobby Davis adjourned the meeting 2:51 PM.