

Office of Economic Development
Economic Development Advisory Board
MEETING MINUTES

Date: June 3, 2008: 7:31 A.M.

MEMBERS PRESENT

Brian Campbell, Chair
Christian Alder
Theresa Carmichael
Dale Easter
Jim LeCheminant
Steve Parker
Steve Shope
Steve Wood

EX-OFFICIO

Mayor Scott Smith
Chris Brady
Jack Sellers
Charlie Deaton

STAFF PRESENT

Betsy Adams
Shelly Allen
Sue Cason
Cathy Ji
Amy Morales
Mike Paredes
Roman Ramirez
Scot Rigby
Brent Stoddard
Cory Whittaker

MEMBERS ABSENT

Ted Wendel (excused)

GUESTS

Roc Arnett

1. Chair's Call To Order

Chair Brian Campbell called the June 3, 2008 meeting of the Economic Development Advisory Board to order at 7:31 A.M. at the City of Mesa Council Chambers, Lower Level, 57 E. 1st Street, Mesa, Arizona 85201.

Chair Campbell introduced and welcomed the newly elected Mayor Scott Smith to the EDAB board meeting.

Mayor Smith thanked everyone for their support and he was looking forward to working closely with the boards, committees and staff.

2. Approval of Minutes from May 6, 2008 board meeting.

Chair Campbell called for a motion to approve the minutes from the meeting held on May 6, 2008.

MOTION: Jim LeCheminant moved that the minutes from May 6, 2008 be approved as written.

SECOND: Steve Wood

DECISION: Passed unanimously

Vice-Chair LeCheminant wanted the minutes to reflect his thanks and appreciation for the outstanding job that Betsy Adams does on the minutes along with all her other workload. He commented that he did not know how she did such an accurate job, as the minutes seemed to be verbatim.

3. Presentation to outgoing board members

Chair Campbell expressed his appreciation for the dedication, hard work and leadership provided by outgoing board members Mr. Jack Sellers and Dr. Ted Wendel.

Mr. Sellers commented that it had been a pleasure and an honor to serve on the EDAB board. He thanked everyone for making it enjoyable, fun, exciting and also at times frustrating. He enjoyed working with the board members, staff and as a GPEC Representative. He was planning on staying involved with activities in Mesa. Mr. Sellers also commented that the City of Mesa was very fortunate to have William Jabjiniak as the Economic Development Department Director. Mr. Jabjiniak is an asset to the City.

4. Hear a presentation on the Gateway Strategic Plan

Mr. Scot Rigby, Economic Development Project Manager gave an update on the Gateway Strategic Plan.

Mr. Rigby stated that an update was given to the City Council on May 29, 2008 and to various other Boards. He also stated that the Strategic Plan was to go back before the Planning and Zoning Board later in June.

The process leading to the options considered in this plan are as follows:

- Public Outreach
 - 8,660 addresses of property owners in the study boundaries and surrounding area
 - More than 200 individuals attended a public event, and also requested to receive additional information
 - Nearly 800 individuals registered in the Phoenix-Mesa Gateway AREA Listserv
 - 287 registered neighborhood contacted in the study area
 - 25 home owners association contacted in the study area

The Public Outreach meetings have included:

- Visioning Sessions
 - To understand what “Aerotropolis” means
- Workshops
 - Defining the plans

- Open House
 - Alternative A and B Plan
- Project Advisory Committee and Stakeholders Advisory Committee (PAC/SAC) meetings
- East Valley Partnership meetings held in:
 - February 2007
 - June 2007
 - December 2007
 - May 2008

The PAC/SAC Membership is as follows:

ASU Polytechnic Campus	Boeing
Circle G Development	DMB
East Valley Partnership	First Industrial Realty Trust
Grubb & Ellis	Levine Investments
Morrison Ranch	Paragon Properties
Phoenix-Mesa Gateway Airport	ADOT
Arizona State Land Department	CAAG
City of Apache Junction	MAG
MCDOT	Pinal County
Southwest Gas	SRP
Town of Gilbert	Town of Queen Creek

The Community Vision is:

Mesa Gateway will be an internationally recognized destination for those looking for a sustainable place in which to live, work, learn and recreate. It will provide industries with an economically efficient business climate and its workforce and residents with access to the global resources desired in a knowledge-based economy.

Goals for the Gateway Area include:

- Protect and promote the airport
- Commercial passenger service with complementing cargo activities
- 100,000 high wage/high value jobs
- Achieving a financially sustainable area

Safety, Height and Sound Considerations include:

- Examined aircraft flight paths
- Height Analysis
- Sound readings and modeling

The 2030 Plan Comparison alternatives are as follows:

- Alternative A
 - 132,000 jobs
 - 51,000 dwelling units
 - Better jobs/housing balance
 - Less traffic impact to the surrounding area
 - Job/housing balance ensures that workers stay in Mesa – tax revenues help support growth

- Alternative B
 - 133,000 jobs
 - 41,000 dwelling units
 - Greatest protection of airport operations
 - Diminishes role of Elliott Road to the area
 - Longer time to absorb industrial land
 - More workers imported – tax dollars leave Mesa

Mr. Rigby stated that comments from PAC/SAC were:

- Alternative A
 - More sustainable
 - Want even more residential
 - Would like residential allowed in Regional Commercial and Business Park

- Alternative B
 - Too Similar to the General Plan
 - Sea of warehouses
 - Will not build out
 - Not consistent with vision and goals
 - Park area within Loop 202 is futile

The Public Input is:

- Desire to change specific land uses
- Need for urban living (residential) inside the Loop 202
- Need to protect area inside the Loop 202 by limiting residential
- Ability to maintain flexibility to respond to future markets

Mr. Dale Easter asked if a bigger circle of property owners could be drawn to gather more input.

Mr. Rigby commented that there needed to be an interest and willingness to participate by property owners. Comments are still being encouraged and accepted and there is always room for improvement.

Mr. Charlie Deaton questioned how Plan B versus Plan A would generate more jobs and what data was used to arrive at the conclusion.

Mr. Rigby responded that a comparison of high-density housing was done using Tempe Town Lake area as an example with the 3-5 story buildings containing businesses and condo style housing, which could provide for more jobs.

Mr. Deaton responded that he could not imagine choosing high-density living within close proximity to an airport.

Mr. Rigby commented that it is a lifestyle choice. He also reminded the Board that this is a year 2030 Plan. Things could change between now and then.

Mr. Jack Sellers cautioned not to overlook the new generation. They want to live near airports so as to be more mobile, although the airport must be protected.

Mr. Easter commented that the new generation is migrating to areas where they are closer to airports, work, and housing along with recreation activities. He also emphasized the important need to protect and maintain the buffer to the airport.

Chair Campbell commended the vision of the airport area and the herculean effort in such a short time to work out Plans A and B.

Mayor Smith responded that with so many new council members there is a need to re-educate the council. The focus has been lost on where we started from and how we got to where we are now. We need to focus on the Gateway Goals and to protect and promote the airport. He suggested "tweaking" the presentation for the new council to illustrate how Mesa got to its current position.

5. Directors Report

Ms. Shelly Allen, Director of Town Center Development, commented that she was filling in for Mr. William Jabjiniak as he was at an IEDC Conference in North Carolina.

She explained that MD Helicopters had signed a new lease at Falcon Field through the year 2013 with options to extend the lease through the year 2033.

She also thanked all the regional partners that assisted with the MD Helicopters negotiations with special thanks to the Mesa Chamber of Commerce, Falcon Field Area Alliance, Phoenix-Mesa Gateway Airport, ADOC and East Valley Partnership.

Hawker Beechcraft has decided with the help of our partners to locate at Phoenix-Mesa Gateway Airport. There will be 40-60 jobs to start with and an initial capital investment of \$14 million. Build-out will be in 3-5 years and add approximately 120 more jobs.

51-55 East Main Street staff is in the process of negotiating with a developer to put restaurants at the property.

Chair Campbell suggested the staff continue to follow and coordinate with the partners on MD Helicopters to make sure that everyone is on the same page.

6. Project Constellation

Mr. Roc Arnett requested removal of the agenda item.

7. Other Business

Chair Campbell suggested that the month of July meeting not be held due to vacations and July 4th holiday. The Board members agreed to forego the July meeting. The next EDAB meeting will be on August 5, 2008 at 7:30 a.m.

Mr. Deaton invited those present to attend the Mesa Economic Forecast event on Wednesday, June 11, 2008 at 7:30 a.m. The event will be held at the Fiesta Fountains, 1316 S. Longmore and will feature Mesa's new Mayor Scott Smith

8. Items from Citizens Present

No comments.

9. Adjournment

Chair Campbell adjourned the meeting at 8:22 a.m.

Submitted By:

William J. Jabjiniak
Economic Development Department Director
(Prepared by Betsy Adams)