

**Office of Economic Development**  
Economic Development Advisory Board  
MEETING MINUTES

Date: February 6, 2007: 7:36 A.M.

MEMBERS PRESENT

Mike Garcia, Chair  
Brian Campbell, Vice Chair  
Dale Easter  
Jim LeCheminant  
Vern Mathern  
Patricia Schroeder  
Steve Shope  
Ted Wendel

EX-OFFICIO

Mayor Keno Hawker (excused)  
Chris Brady (excused)  
Jack Sellers

STAFF PRESENT

Betsy Adams  
Wahid Alam  
Shelly Allen  
Scott Butler  
Sue Cason  
Harold Decker  
Debbi Dollar  
Mike James  
Teri Killgore  
Amy Morales

GUESTS

Lynn Kusy  
Rod Miller  
Lois Yates

MEMBERS ABSENT

Raul Cardenas (excused)  
Charlie Deaton (excused)

**1. Chair's Call To Order**

Vice-Chair Brian Campbell called the February 6, 2007 meeting of the Economic Development Advisory Board to order at 7:36 A.M. at Williams Gateway Airport Board Room, 5835 S. Sossaman Road, Mesa, Arizona 85212.

**2. Approval of Minutes of the December 5, 2006 Regular Meeting**

Chair Garcia called for a motion to approve the minutes from the meeting held December 5, 2006.

**MOTION:** Brian Campbell moved the minutes from December 5, 2006 be approved.

**SECOND:** Vern Mathern.

**DECISION:** Passed unanimously.

**3. Director's Update**

### **Staffing Changes**

Teri Killgore, Interim Economic Development Director commented that Cathy Ji is on Special Assignment to Town Center Development and Scot Rigby is on Special Assignment to the City Manager's Office. Also as of February 6<sup>th</sup>, Tom Reyes has retired. Recruitment will be started for several positions including the Manager's position.

### **Budget FY07/08**

Teri Killgore stated that work is being done on the two-year budget. The deadline is Friday, February 9<sup>th</sup>. The good news is there will be a 4.1% increase in the 07/08 budgets and a 7.3% increase in the 08/09 budgets.

### **Recent Locates**

A company by the name of GST Industries, which is a division of Dukes Aerospace, Inc. of Northridge, CA, has purchased 10 acres of land on the northeast corner of Mountain and Pecos Roads for a 50,000 square feet manufacturing facility. The facility will eventually have up to 200 employees.

## **4. Update on Williams Gateway Project Area**

### **Introduction of Team**

Scott Butler introduced himself, Teri Killgore, Wahid Alam and Amy Morales as the team members for WGA projects and points of contact. The purpose of the team is to work with the property owners, WGA, developers, brokers, the other cities and other organizations to insure the best projects and interests of all are maintained according to the Master Plan and Strategy. WGA area is becoming a major employment center in the area.

### **Overview of Policy and Strategy**

Mr. Butler gave a presentation on the Policy and Strategy for the WGA Area. He also gave an update on the Request for Proposal (RFP) for Williams Gateway Sub-Area Plan, which involves the Land Use, Transportation, Economic Development, Community Facilities/Utilities, Impact Fee Analysis and Community and Stakeholder Involvement. They have been working with the property owners, stakeholders, East Valley Partnership, and surrounding cities. Roc Arnett has suggested that a comprehensive study be done of the area and that the City Council move forward with this.

Mike James from Transportation commented that the light rail is being taken into consideration to run out to WGA to support the economic development growth and that this was initiated from the ULI Study Report that had been done in the fall. The time-line is for 18-24 months with the first part to start with selecting a consultant, and then the consultant will identify all the steps to be taken and the stakeholders. The consultant will head this up. EDAB members will be kept informed when the RFP comes on-line and it was suggested that at least an EDAB Board member be on the committee. It also was

suggested that an Ecological Study of the area be done. Stakeholders such as DMB, ASU, ADOT, McDOT, state, counties, cities, MAG and CAG and the Indian reservation also be involved. As inclusive as possible was suggested.

**5. Update on Major GPA06-01 Compromise**

Wahid Alam gave an update on the Major Plan 06-01 compromise. The developer has gone ahead and changed several things on the plans that were submitted. The City and the developer have compromised and there were things that the developer was not happy with and there were things that the City was not happy with. All in all they have both compromised and will move ahead. The major compromise the developer changed was to move the residential housing to the north side of the acreage away from the runway and freeway. The City Council has it on the schedule for 2007 to discuss and/or approve.

**6. Update on WGA's efforts to retain the Air Force Research Laboratory**

**Lynn Kusy, Executive Director Williams Gateway Airport**

Lynn Kusy asked Steve Shope to update the Board on the Air Force Research Laboratory.

Steve Shope reported that the Air Force Research Laboratory is not doing biotech, but military research. There is an extremely good chance that the laboratory will not be moving in light of a budget cutback or shortfall for the military. It is on the list of suggested closures and could possibly be moved to Wright Patterson, Ohio. Upon further checking it was determined that all the bases that they wanted to close or move to consolidate that there would be a need to budget for not only moving facilities, but building facilities for all the areas of the military that they wanted to consolidate. The budget just doesn't have that resource to do that. If it closes or moves it would not happen until 2010. He also suggested that the airport think about more security for those facilities that already are on the base.

**7. Update on AZ Direct/Cargo Efforts**

Teri Killgore updated on the AZ Direct/Cargo efforts and reported that Mesa is co-marketing with GPEC for this area of growth. Rod Miller has been working with Jacobs Consulting for all cargo, which could be a tremendous impact on the area and one area that WGA is missing out on now. They are looking at LAX to see how they do their cargo. The name AZ Direct has been logged and is being protected by a copyright. It is not ready for a rollout yet.

Rod Miller of GPEC commented that the private sector could make a significant impact on shipping cargo to WGA and not shipping it to Ontario, Canada or LAX, but directly to WGA. With the right people involved they can make all this happen for WGA.

**8. Other Business**

**Sub-Committee Reports**

Chair Garcia asked for reports from the Chairs of the sub-committees.

Mr. Steve Shope responded that he was the Chair of the WGA Sub-committee and they had met. He also was hoping to meet for a few minutes after EDAB to set up another meeting time and place.

It was noted that the next EDAB meeting would be held April 3, 2007 in the Fiesta Mall area. Location is yet to be determined.

#### **9. Comments from the Board and Public**

Lynn Kusy commented that WGA had a good 2006 Year End Report available. WGA initiated passenger service with Vision Airways, SkyValue Airways, Western Airways, Reliant and Allegiant Airways and so far they have surpassed the projected number of passengers for 2007 and are adding more flights per week due to the demand.

The staff reached an agreement with Reliance Management for the development of 50 acres of non-aviation property, including a land lease for a 50,000 square foot speculative office/warehouse building. The Master Plan is being updated, but hasn't had approval from the FAA as of yet. There are plans to build a north passenger terminal and to expand other taxiways for access.

If anyone would like a copy of the 2006 Year End Report please let him know. It is pretty impressive with all the accomplishments in one year.

#### **10. Impact Fees Presentation**

Postponed to a future meeting.

#### **11. Adjournment**

Chair Garcia adjourned the meeting at 9:00 A.M.

Submitted By:

---

Shelly Allen, Acting Interim Economic Development Director  
(Prepared by Betsy Adams)