

CITY OF PEORIA, ARIZONA
Development and Community Services Building
Point of View Conference Room
Thursday, February 8, 2018

A **Regular Meeting** of the **Economic Development Advisory Board** of the City of Peoria, Arizona, was convened by Neil Terry, Chairman, in open and public session at 9875 N. 85th Avenue, Peoria, AZ 85345 at 11:35 a.m.

Members Present: Neil Terry, Geoff Scott, Michelle Lehman, Jeff Berggren,

Members Absent: Mark Hammons, Vonda Culp, Mitchell Bolnick, Anoop Kumar

Municipal Officials Present: Bridget Binsbacher, Councilmember; Scott Whyte, Economic Development Services Director; Kirsten Hall, Business Development Coordinator; Melissa Wenzel, Marketing Communications Manager; Sheila Grace, Economic Development Assistant; Karen Calivas, Operations Specialist

CONSENT AGENDA

1C **Disposition of Absence:**

Excused absent members Neil Terry and Geoff Scott from the December 14, 2017 meeting.

2C **Minutes:**

Approved minutes from the December 14, 2017 meeting.

Motion was made by Michelle Lehman, seconded by Jeff Berggren, to approve the Consent Agenda. Upon vote, the motion passed unanimously.

REGULAR AGENDA

3R. **Economic Development Market Trends and Development Opportunities Update**

Mr. Scott Whyte, Director, Economic Development Services, reported that EDIS focuses on the attraction of targeted industries due to higher wages, higher educational attainment for positions, and growth industries that they provide.

Attraction challenges for Peoria include site size, rail service, distance from I-10, amenities, place making and surrounding development. Strengths to build on include workforce and quality schools, infrastructure and lifestyle, a proactive and aggressive economic development approach.

Economic Development objectives include repositioning key sites in the city for opportunities, protecting key sites against status quo development and re-imagining development on key sites to create distinctiveness and place-making. Mr. Whyte provided an overview of the Q3 2017 top office leases, Class A offices under construction and GPEC prospect office and industrial activity.

Mr. Whyte identified key sites for new development opportunities. After a summary of each site was provided, possible uses were discussed:

- Peoria Place
- P83 Site
- Corewest
- Park West
- Vistancia Commercial Core
- Lake Pleasant Parkway/Deer Valley
- Camino a Lago
- Happy Valley and 83rd Avenue
- Loop 303 and Lake Pleasant Parkway

The portfolio of properties will be prioritized to determine due diligence and constructability.

4R **Specialty Retail Community Survey Update**

Mr. Whyte reported that Economic Development Services has created three, short, web-based surveys, each focusing on a specific retail category: specialty retail, targeted restaurants, and entertainment. The surveys are part of the Specialty Retail, Restaurant and Entertainment Strategy to assist in targeting and recruiting specialty retail, restaurant, and entertainment brokers, developers, and businesses to Peoria. EDAB members were encouraged to complete the survey at <http://conta.cc/2Ge8SfO>. Once the survey results, demographics and other data have been analyzed, the findings will be brought to EDAB and Council to explore site opportunities.

Councilmember Binsbacher reported that every three years the Cactus league, in partnership with ASU, conducts an economic impact study and Peoria's results are consistently favorable. She requested that a unique hotel with the right fit for the P83 area be actively pursued.

Unfinished Business:

None

Updates from Staff:

Economic Development Advisory Board Updates and Report of Current Events:

None

ADJOURNMENT:

Being no further business to come before the *Economic Development Advisory Board*, the meeting was duly adjourned at 12:58.

Neil Terry, Chair



Submitted by: _____
Karen Calivas, Operations Specialist