

**CITY OF PEORIA, ARIZONA**  
**Development and Community Services Building**  
**Point of View Conference Room**  
**Thursday, June 13, 2019**

A *Regular Meeting* of the *Economic Development Advisory Board* of the City of Peoria, Arizona, was convened by Mr. Neil Terry, Chairman, in open and public session at 9875 N. 85<sup>th</sup> Avenue, Peoria, AZ 85345 at 11:34 a.m.

**Members Present:** Neil Terry, Jeff Berggren, Ralph Jedda, Anoop Kumar, Debra Roubik, Dennis Koch

**Members Absent:** Mitchell Bolnick, Michelle Lehman

**Municipal Officials Present:** David Benton, Assistant City Attorney; Bridget Binsbacher, Vice Mayor; Katie Gregory, Deputy City Manager; Rick Buss, Economic Development Director; Lorie Dever, Planning Manager, Planning and Community Development; Chris Jacques, Planning and Community Development Director; Chris Hallett, Neighborhood and Human Services Director; Thomas Adkins, Intergovernmental Affairs Director, Ginna Carico, Intergovernmental Affairs Coordinator; Jennifer Stein, Office of Communications Director; David Valenzuela, Chief Business Attraction Officer; Kirsten Hall, Business Development Coordinator; Amber Costa, Development Agreement Coordinator; Karen Calivas, Economic Development Operations Specialist and City of Peoria Business Concierge

**Others Present:** Guy Erickson, President and CEO, Peoria Chamber of Commerce, two members of the audience.

## **CONSENT AGENDA**

**1C**     **Disposition of Absence:**

Excused absent member Anoop Kumar from the March 14, 2019 meeting.

**2C**     **Minutes:**

Approved minutes from the March 14, 2019 meeting.

Motion was made by Mr. Jeff Berggren to approve excused absent member as well as March 14 minutes with the stipulation that minutes be modified to reflect that Ms. Debra Rubik inquired about the effects of the new federal tax changes on the state's tax revenue and Economic Development. Ms. Roubik seconded to approve the Consent Agenda. Upon vote, the motion passed unanimously.

## **REGULAR AGENDA**

**3R**     **General Plan Update**

Ms. Lorie Dever, Planning Manager, identified the scope of work of reorganization of the General Plan document and refinement of land use categories. The General Plan is currently in the working draft stage. Once a final draft is created, it will go through a public hearing process later this year and appear on a ballot in

2020. The General Plan is a chief policy document and sets the vision and framework for what the city wishes to accomplish in 2040.

Extensive public outreach efforts have identified six General Plan themes that reflect state required topics. The Council Livability initiatives also focus on these themes and correlates with the General Plan.

- Economic Prosperity
- Smart Growth
- Integrated Transportation
- Healthy Neighborhoods
- Arts, Cultural and Recreational Enrichment
- Superior Public Services

The Economic Prosperity theme examines how industries and employment in Peoria contribute to the growth of the Community. Topics include economic development, redevelopment & retention, workforce development and goals & policies.

Goals and policy in the General Plan include:

Goal 4: Culture of Entrepreneurship - Cultivate a culture of entrepreneurship to encourage and support local business start-ups.

Economic Development - Policy ED-9: Leverage strategic partnerships that will engage targeted startups to establish a business incubator program that provides a range of resources to entrepreneurs and business start-ups that fulfill strategic needs or gaps within the City.

New land use categories were identified to assist in the reduction and refinement of categories, correlation to workforce development, and impact to Economic Development for business attraction, retention and expansion purposes.

Mr. Berggren reported that the General Plan Advisory group contained Economic Development Advisory Board representation.

Comments regarding the General Plan can be made by emailing Lorie Dever directly or on the website [www.planPeoriaAZ.com](http://www.planPeoriaAZ.com). An interactive land map use will soon be available on the website.

Mr. Guy Erickson, President and CEO, Peoria Chamber of Commerce, suggested the Chamber might be a good tool to distribute information on the General Plan and offered the Chamber's assistance.

Open House Meeting #1	April 29 <sup>th</sup> & 30 <sup>th</sup>
EDAB   Project Update	June 13, 2019
"60 Day Review" Starts	July 18, 2019
Open House Meeting #2	August 2019
"60 Day Review" Ends	September 16, 2019
Planning and Zoning Meeting #1	October 3, 2019 - <i>Remote, Discussion Only</i>
Planning and Zoning Meeting #2	October 17, 2019
City Council Hearing	November 12, 2019

More information on the General Plan may be found at [www.planPeoriaAZ.com](http://www.planPeoriaAZ.com)

#### **4R. Economic Development Legislation Update**

Mr. Thomas Adkins, Intergovernmental Affairs Director, introduced Ms. Ginna Carico, Intergovernmental Affairs Coordinator. Ms. Carico gave an overview on the 54<sup>th</sup> Legislature, 1<sup>st</sup> Regular Session.

- Session Overview as of June 4
  - Bills introduced            2019 -1,318    2018 - 1,206
  - Bills Signed                2019 – 272     2018 - 346
  - Bills Vetoed                2019 – 7        2018 – 23
  
- Priority Legislation – Major Themes
  - Taxation of Digital Goods & Services
  - South Dakota vs. Wayfair Federal Tax Conformity
  - Water Policy: Drought Contingency Plan
  
- Bills with Economic Nexus
  - HB 2365 tax credits; affordable housing – *Held*
  - HB 2569 occupational licensing; reciprocity – *Signed by Governor (must be establishing residency - effective August 27)*
  - SB 1147 municipal economic development; sale; lease – *Held*
  - HB 2523 youth employment – *Held*
  
- Looking to 2020
  - Interim Discussions
    - Peer to Peer Rental/Sharing
    - Pinal Assured Water Supply
    - Affordable Housing/ Homelessness
  
  - 2020 Legislative Priorities
    - Census
    - Prop 400 extension (sales tax)

Mr. Chris Jacques, Planning and Community Development Director, reported that each of the Maricopa Association of Governments cities are forming their own count committee to hit hard to count areas. The census bureau will be assigning PIN numbers to increase response rates. Responses to the census may be completed on-line, by phone, or by mail.

Discussion ensued regarding the increasing homeless rate, and the possible causes including lack of affordable housing, low unemployment rate, and too few shelters.

#### **5R. Economic Development Industrial Development Authority (IDA)**

Mr. Rick Buss, Economic Development Services Director, reported that the IDA is a non-profit political subdivision of Arizona formed by Maricopa County with nine volunteer board members appointed by the Board

of Supervisors. The City of Peoria IDA works under the jurisdiction of the Maricopa County IDA. Mr. Neil Terry indicated that as Economic Development Advisory Board Ambassadors, they may suggest the City of Peoria IDA as a vehicle for funding. This funding provides qualified private borrowers an opportunity to finance eligible projects with a lower interest rate due to the tax-exempt status of any interest payments received by the private lender. No direct government investment is involved. The City of Peoria IDA invests in the community for projects that improve or enhance the economic welfare of Peoria's inhabitants. Areas of focus include:

- Affordable Housing within Maricopa County
- Manufacturing Facilities
- Infrastructure Projects
- Facilities for Furnishing Water, Solid Waste Disposal, Energy, Heating and Cooling, Hazardous Waste
- Any facility owned or operated by a 501(c)(3) organization
- Healthcare Facilities, Senior Living Facilities
- Educational Institutions, including Charter Schools

Benefits of IDA financing include low-cost capital for eligible borrowers, financing projects with a higher loan to value and longer terms as well as creation of an economic development engine through cost effective financing options for job-creating projects.

Bond Issuance Steps were outlined:

1. **Feasibility Study and Finance Team**—Decide if project can be done through an IDA and assemble finance team.
2. **Inducement Resolution**—Resolution of issuer indicating intent to issue bonds for benefit of project in specified amount.
3. **Publish TEFRA Notice and have Hearing**—Notice of public hearing must be published at least 2 weeks prior to hearing date; must identify project and owner; and must specify maximum dollar amount.
4. **Obtain Volume Cap**—Annual Funding limit set by Federal Government for tax-free bonds (except for 501(c)(3) organizations).
5. **Government Approvals**—IDA Board approval, Board of Supervisor approval and Attorney General signoff.

#### 6R. Election of Officers

Mr. Neil Terry moved Mr. Jeff Berggren for Chairman. Mr. Anoop Kumar seconded. Mr. Anoop Kumar volunteered as Vice Chair. Mr. Dennis Koch moved. Upon vote, the motion passed unanimously.

#### Unfinished Business:

None

#### Updates from Staff:

None

**Economic Development Advisory Board Updates and Report of Current Events:**

Mr. Terry, Chairman, on behalf of the Economic Development Advisory Board, thanked Mr. Erickson for his participation and service to the Economic Development Advisory Board from 2015 – 2019.

**ADJOURNMENT:**

Being no further business to come before the *Economic Development Advisory Board*, the meeting was duly adjourned at 1:01.

*Neil Terry, Chair*

Submitted by: *Karen Calivas*

*Karen Calivas, Economic Development Operations Specialist  
and City of Peoria Business Concierge*