

MINUTES OF THE ECONOMIC DEVELOPMENT ADVISORY BOARD OF THE CITY OF CHANDLER,
ARIZONA, WEDNESDAY, DECEMBER 14, 2022, HELD IN-PERSON AT CHANDLER CITY HALL,
175 S. ARIZONA AVE., CHANDLER, ARIZONA.

Board Present: Karla Moran, Chairwoman
Julie Trujillo, Vice-Chairwoman
Micah Miranda, Secretary
Aric Bopp, Boardmember
Chase Farnsworth, Boardmember
Jacob Knudsen, Boardmember
Brent Menzel, Boardmember
Ryan Nouis, Boardmember
Dan Serrano, Boardmember
Ryan Smith, Boardmember
Mike Spangenberg, Boardmember
Larissa Spraker, Boardmember
Nick Woodruff, Boardmember
Kari Zurn, Boardmember
Terri Kimble, Ex-Officio
Joshua Wright, Ex-Officio

Board Absent: Cecilia Ashe, Boardmember

Others Present Kevin Hartke, Mayor
Andy Bass, Deputy City Manager
Kimberly Janes, Tourism Program Manager
Edyie McCall Economic Development Manager
Chelsey Faggiano, Economic Development Specialist
Ryan Kaup, Economic Development Specialist
Odette Moore, Economic Development Research Analyst
Michael Winer, Economic Development Specialist
Haley Demircan, Tourism Marketing Coordinator
Lisa Ciolli, First Things First
Trinity Donovan, First Things First

1. Call to Order/Roll Call
Ms. Karla Moran called the meeting to order at 8:34 a.m.
2. Approval of Minutes
Mr. Chase Farnsworth made a motion to approve the minutes from Wednesday, September 14, 2022. The motion was seconded by Mr. Nick Woodruff. Minutes approved unanimously.
3. Action Items
None
4. Briefing Items

A. First Things First Update/Overview

Lisa Ciolli, Community Outreach Coordinator for First Things First, provided the board with an overview of the First Things First (FTF) organization. She said FTF is an agency created by Arizonans and is committed to the healthy development and learning of young children from birth to the age of five. She added that 93% of FTF's funds go toward programs for young children and families.

Ms. Ciolli continued by describing the state of childcare in Arizona and the impacts it has on parents and employers. A major takeaway from the research findings shared was that children who have access to quality early learning are:

- More prepared for kindergarten
- Do better in school
- More likely to graduate
- More likely to continue education beyond high school

She concluded her presentation by providing the board with a summary of federal assistance and ways board members and other stakeholders can help make childcare a priority within their respective organizations.

B. Overview of the Chandler Innovation Fair

Odetta Moore provided an update on the City's 12th Annual Chandler Innovation Fair. She said the event is organized by the City of Chandler and Chandler Unified School District, and that it focuses on engaging youth (of all ages) through hands-on activities and experiences centered around STEAM education. This year's event is scheduled for Saturday, February 25, from 10:00 a.m. to 3:00 p.m., in Downtown Chandler.

Ms. Moore continued by outlining opportunities for both attendees and businesses/organizations. She concluded the presentation by encouraging those not yet involved to get involved and thanked the event sponsors.

C. Redevelopment Legislation Update

Micah Miranda provided an update on an Economic Development Division idea for potential state legislation to create new housing opportunities by supporting redevelopment of underutilized commercial properties.

Mr. Miranda's presentation included information on Arizona's housing challenge and how redevelopment could help bring balance back to areas that are currently oversaturated with commercial retail uses.

Key takeaways included:

- Residential construction has not kept pace with increasing demand and lack of supply has caused housing prices to escalate making homeownership out of reach for many Arizona residents.
- In Q2 2022, only 22% of homes sold were considered affordable.

- Occupancy in the region has maintained record highs at 97.3% in Q1 2022 with rent growth nearly two times higher than the national average, which increased 13.7%.
- Cities in the region closest to Phoenix, our core city, are running out of greenfield sites available for residential development.
- Within the Phoenix metro area, there is 156 million square feet of retail space within shopping centers. Even when vacancy across the region is low, there is 10+ million square feet of vacant shopping center space.
- Developing new housing units would help bring balance back to areas that are currently oversaturated with retail uses.
- The remaining shops and restaurants would benefit from having more residents and disposable income in their trade area.

He concluded by walking the board through two case study examples and informing the board that the proposed legislation is still in draft format and needs to be more thoroughly vetted.

5. Advisory Boardmember Comments

Ms. Trujillo thanked SRP for allowing the EDAB board members to participate in the Watershed Tours.

6. Next Meeting

Ms. Moran announced that the next Economic Development Advisory Board meeting will be held on Wednesday, March 8, 2023. A calendar invite will be sent to all board members in advance.

7. Adjournment

Ms. Moran adjourned the meeting at 10:02 a.m.

Respectfully Submitted,

Karla Moran, Chairwoman

Micah Miranda, Board Secretary