

MINUTES OF THE ECONOMIC DEVELOPMENT ADVISORY BOARD OF THE CITY OF CHANDLER,  
ARIZONA, WEDNESDAY, SEPTEMBER 13, 2023, HELD IN-PERSON AT CHANDLER CITY HALL,  
175 S. ARIZONA AVE., CHANDLER, ARIZONA.

Board Present: Cecilia Ashe, Chairwoman  
Nick Woodruff, Vice-Chair  
Micah Miranda, Secretary  
Julie Graham, Board Member  
Jennifer Hewitt, Board Member  
Brent Menzel, Board Member  
Rommie Mojahed, Board Member  
Dan Serrano, Board Member  
Mike Spangenberg, Board Member  
Kari Zurn, Board Member  
Terri Kimble, Ex-Officio

Board Absent: Ron Hardin, Board Member  
Jacob Knudsen, Board Member  
Karla Moran, Board Member  
Ryan Smith, Board Member  
Joshua Wright, Ex-Officio

Others Present Kevin Hartke, Mayor  
Andy Bass, Deputy City Manager  
Edyie McCall, Economic Development  
Chelsey Faggiano, Economic Development  
Odette Moore, Economic Development  
Michael Winer, Economic Development  
Stephanie Romero, Communication & Public Affairs  
Kevin Mayo, Development Services  
Lauren Schumann, Development Services  
Pedro Rojo, Arizona State University Student

1. Call to Order/Roll Call  
Ms. Cecilia Ashe called the meeting to order at 8:34 a.m.
2. Approval of Minutes  
Ms. Kari Zurn made a motion to approve the minutes from Wednesday, June 7, 2023. The motion was seconded by Mr. Mike Spangenberg. Minutes approved unanimously.
3. Action Items  
None

#### 4. Briefing Items

##### A. Project Cornucopia Update

Lauren Schumann, Principal Planner for the City of Chandler Development Services Department, provided an overview of Project Cornucopia and some of the proposed city code amendments aimed at supporting development and economic vitality in Chandler.

Ms. Schumann first discussed goals for the proposed city code amendments:

- Facilitating targeted adaptive reuse, infill, redevelopment, and mixed-use projects to enhance commercial centers and neighborhoods.
- Promoting high development standards to ensure quality design and amenities in our built environment.
- Ensuring a predictable development process based on exceptional customer service and finding creative ways to get to “yes.”

She then walked the board through each of the following categories of city code amendments, including the current language and proposed changes:

- Buildings Constructed of Shipping Containers
- Modify Required Setbacks within Certain Areas
- Modify Requirements for Free-standing Pad Buildings
- Modify Requirements for Drive Throughs
- Increase Height for Mid-Rise Overlay (MRO)
- Mechanical Screening
- Permit ‘For Lease’ Banner Signs
- Murals
- Medical Parking Requirements
- Revise Uses Permitted in Non-residential Properties
- Enforcement of Use Permit Renewal
- Establishments Operating Under a Bar License

Ms. Schumann concluded by informing the board that the code amendments will go through the public hearing cycle, followed by a Planning Commission hearing and then to City Council for final approval.

##### B. Infill and Redevelopment Incentive Plan

Michael Winer, Economic Development Project Manager, provided the board with an update on the city’s Infill Incentive Plan and proposed amendments.

Mr. Winer began by stating the City of Chandler recognizes the importance of redevelopment to the community’s long-term economic vitality and that it has been incorporated into city visioning documents including the Chandler General Plan and City Council’s 2023-2025 Strategic Framework.

He continued by giving an overview of the Infill Incentive Plan and proposed amendments. He said the Infill Incentive District currently encompasses most of the oldest areas in Chandler, while excluding more recent development

along the Loop 101 and Loop 202 freeways and the Downtown Improvement Fund Area. He noted the proposed amendments would include expanding the district boundaries to cover all of Chandler north of Loop 202.

He also said the Infill Incentive Plan eligibility criteria would be changed to add redevelopment of Class C office properties as a type of project that can be considered for program benefits. Currently, only redevelopment of retail centers may be considered.

He then said the Economic Development Division is proposing to amend the incentives section in the Infill Incentive Plan to mitigate the risk of Gift Clause challenges and allow the city to support desirable redevelopment projects. The modified section would include incentives that are specifically authorized by the Arizona Revised Statutes Infill Incentive District legislation (e.g., fee waivers and expedited permitting/plan review) along with other incentives vetted by the city's Law Department (e.g., reimbursement of pre-approved public infrastructure costs).

He summarized the new section for reimbursement of pre-approved public infrastructure costs:

- The amount of City funding available to an individual project would be capped at \$250,000, contingent on funding availability.
- The \$250,000 cap would not include the value of any fee waivers or expedited permitting offered by the City.
- Applications seeking reimbursement of public infrastructure costs would be evaluated and awarded funding first come, first serve.
- City's reimbursement of public infrastructure costs would depend on improvement type and if it exceeds city development standards.

He then outlined the application and approval process:

1. Property owner/developer submits an application for the proposed project to the Economic Development Director.
2. Negotiation of benefits and preparation of an agreement, in a form to be approved by the City Attorney.
3. Agreement brought to City Council for consideration.
4. Project completed as proposed. Must pass City inspections.
5. Reimbursement of any city fees and/or public infrastructure costs to be paid following issuance of a Certificate of Occupancy/Completion.

Mr. Winer concluded by saying Economic Development plans to submit the proposed Infill Incentive Plan amendments for City Council consideration. Once approved, staff would proactively engage with property owners and real estate developers about properties with redevelopment potential.

5. Advisory Boardmember Comments

Ms. Faggiano briefed the board on an upcoming job fair to help those affected by GM's recent announcement to close their IT Innovation Center.

The job fair is being coordinated with our regional partners and will be held on Thursday, September 28, from 9 a.m. to 1 p.m., at Chandler-Gilbert Community College.

6. Next Meeting

Ms. Ashe announced the next Economic Development Advisory Board meeting will be held on Wednesday, December 13, 2023. A calendar invite will be sent to all board members in advance.

7. Adjournment

Ms. Ashe adjourned the meeting at 9:34 a.m.

Respectfully Submitted,

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Cecilia Ashe, Chairwoman

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Micah Miranda, Board Secretary