

MINUTES OF THE ECONOMIC DEVELOPMENT ADVISORY BOARD OF THE CITY OF CHANDLER,
ARIZONA, WEDNESDAY, SEPTEMBER 11, 2024, HELD IN-PERSON AT CHANDLER CITY HALL,
175 S. ARIZONA AVE., CHANDLER, ARIZONA.

Board Present: Kari Zurn, Chairwoman
Julie Graham, Vice-Chair
Micah Miranda, Secretary
Neil Calfee, Board Member
Raj Chakraborty, Board Member
Anthony Deard, Board Member
Chris Dobson, Board Member
Jennifer Hewitt, Board Member
Jacob Knudsen, Board Member
Rommie Mojahed, Board Member
Karla Moran, Board Member
Dan Serrano, Board Member
Ryan Smith, Board Member
Terri Kimble, Ex-Officio
Joshua Wright, Ex-Officio

Board Absent: Ron Hardin, Board Member
Carla Holloway, Board Member

Others Present: Councilmember Christine Ellis
Councilmember Angel Encinas
Councilmember Jane Poston
Councilmember-elect Jennifer Hawkins
Joe Abeita, Economic Development
Chandler Escalante, Economic Development
Chelsey Faggiano, Economic Development
Ryan Kaup, Economic Development
Kimberly Janes, Economic Development
Edyie McCall, Economic Development
Odette Moore, Economic Development
Caly Strickler, Economic Development
Michael Winer, Economic Development
Tawn Kao, Law Department
Matt Dunbar, Management Services Department

1. Call to Order/Roll Call

Ms. Kari Zurn called the meeting to order at 8:30 a.m.

2. Approval of Minutes

Mr. Neil Calfee made a motion to approve the minutes from Wednesday, June 12, 2024. The motion was seconded by Ms. Karla Moran. Minutes approved unanimously.

3. Action Items
None.

4. Briefing Items

A. Arizona Gift Claus Overview

Assistant City Attorney Tawn Kao provided an overview of the Arizona Gift Clause (Arizona Constitution, Article 9, Section 7).

She outlined the history of the Gift Clause, reviewed court cases that involved Gift Clause challenges, and discussed guidance from the Arizona Supreme Court to determine if an expenditure of public funds violates the Gift Clause.

Ms. Kao then explained how the Gift Clause impacts economic development projects and how municipalities are able to structure incentive agreements.

She noted cities can support economic development efforts without risk of violating the Gift Clause by investing in public infrastructure and placemaking projects, eliminating unnecessary regulations that increase the cost of doing business in the city, and revising the zoning code to facilitate the attraction of businesses in targeted industries.

She concluded by reiterating that any incentives considered by a municipality should be written into a binding agreement where the developer or business promises to provide defined, direct, and proportionate benefits.

B. City Capital Project Funding/Bond Election Discussion

Budget and Policy Director Matthew Dunbar provided the board with an update on the City of Chandler's 2024-2034 Capital Improvement Plan (CIP) as well as the General Obligation (GO) Bond Authorization.

Mr. Dunbar began with an overview of the city's Strategic Framework focus areas, noting that each has related capital needs included in the CIP:

- Economic Vitality
- Sustainability and Technology
- Connectivity
- Neighborhoods
- Quality of Life
- Community Safety

He then discussed how the nearly \$2.5 billion in the 10-year CIP is funded:

- 68.4% Bond Funded
- 22% Current Revenues/Fund Balance
- 7% Grants
- 1.9% Systems Development Fees

Mr. Dunbar then walked through the current GO Bond Authorization budget, explaining that capital projects have been more expensive than anticipated due to construction cost increases. He said funds have been depleted sooner than planned as a result and that voters will need to authorize the city to issue additional GO Bonds to continue these capital programs.

He then discussed the Bond Exploratory Committee that will be formed and the bond election process. Mr. Dunbar concluded with a sample committee timeline showing tentative dates for member selection, kick-off meetings, approval of recommendations, and call for Bond Election by City Council.

5. Advisory Boardmember Comments

None.

6. Next Meeting

Ms. Zurn announced the next Economic Development Advisory Board meeting will be held on Wednesday, December 11, 2024. A calendar invite will be sent to all board members in advance.

7. Adjournment

Ms. Zurn adjourned the meeting at 9:35 a.m.

Respectfully Submitted,

Kari Zurn, Chairwoman

Micah Miranda, Board Secretary