

MINUTES OF THE ECONOMIC DEVELOPMENT ADVISORY BOARD OF THE CITY OF CHANDLER,
ARIZONA, WEDNESDAY, JUNE 11, 2025, HELD IN-PERSON AT UNIVERSITY OF ARIZONA
CHANDLER CAMPUS LOCATED 55 N. ARIZONA PL. CHANDLER, ARIZONA.

Board Present:

Julie Graham, Vice Chair
Micah Miranda, Secretary
Neil Calfee, Board Member
Chris Dobson, Board Member
Jennifer Hewitt, Board Member
Mike Mobley, Board Member
Rommie Mojahed, Board Member
Karla Moran, Board Member
Ryan Smith, Board Member
Raj Chakraborty, Board Member
Ron Hardin, Board Member
Jacob Knudsen, Board Member
Terri Kimble, Ex-Officio

Board Absent:

Lana Berry, Board Member
Anthony Deard, Board Member
Dan Serrano, Board Member
Marc Valenzuela, Board Member
Kari Zurn, Chairwoman
Joshua Wright, Ex-Officio

Others Present:

Kevin Hartke, Mayor
Jane Poston, Councilmember
Andy Bass, Deputy City Manager
Joe Abeita, Economic Development
Chandler Escalante, Economic Development
Chelsey Faggiano, Economic Development
Kimberly Janes, Economic Development
Edyie McCall, Economic Development
Odette Moore, Economic Development
Caly Strickler, Economic Development
Michael Winer, Economic Development
Monica Greenman, Macerich
Brian Galle, Dignity Health
Chris Tiller, Sotheby's International Realty

1. Call to Order/Roll Call

Ms. Julie Graham called the meeting to order at 8:39 a.m.

2. Approval of Minutes

Ms. Graham made a motion to approve the minutes from Wednesday, March 5, 2025. The motion was seconded by Ms. Jen Hewitt. Minutes approved unanimously.

3. Action Items

Ms. Julie Graham was elected to serve as board Chair. Mr. Ryan Smith made a motion to approve, and the motion was seconded by Mr. Chris Dobson.

Ms. Jen Hewitt was elected to serve as Vice-Chair. Mr. Jacob Knudsen made a motion to approve, and the motion was seconded by Ms. Julie Graham.

4. Briefing Items

A. Board and Commission Message from the Mayor

Mayor Kevin Hartke began the meeting by thanking all board members for their time and dedication to serving on the Economic Development Advisory Board. He then reminded them about the importance of the upcoming Bond Election and 2026 General Plan Update. He concluded by sharing recent community accolades and that City Council recently voted to lower property taxes for the 10th consecutive year.

B. Dignity Health Operation Overview

Brian Galle, Vice President of Operations for Dignity Health, provided an overview of Dignity Health's regional operations.

He began his presentation with a timeline on CommonSpirit, stating the organization was formed in 2019 after the merger of Dignity Health and Catholic Health Initiative. He then provided an overview of the organization's scale across the country, which included the following figures:

- 150,000+ employees and thousands of physicians/volunteers
- Operates in 25 states
- Nearly 2,300 care sites with 157 hospitals
- Approximately 25,000 physicians, 45,000 nurses and 3,100 residents/fellows
- 20 million annual patient encounters
- \$37 billion in annual revenue with \$4.2 billion direct community benefits

He then outlined the Arizona Market and provided the following key metrics for Chandler Regional Medical Center:

- 429 Hospital Beds
- 2,988 Employees
- 32,697 annual Admissions
- 127 Employed Faculty Physicians
- 1,208 Credentialed Community Physicians
- 16,295 Surgeries
- 3,864 Babies Delivered
- 71,411 Emergency Room Visits

- \$74.6 million in Community Benefit Provided
- 223 Volunteers

Mr. Galle then provided an update on Tower D, a 192,000-square-foot, 5-story building completed in 2021 — added 96 patient care beds, 69 preop beds, and 200 new jobs to the Chandler campus. He continued by outlining new/relocated services as well as additional procedural service expansions that will be available over the next year into Spring 2026.

Mr. Galle also provided an update on the CRMC Ambulatory Care Center (MOB 2), a 100,000-square-foot, 4-story medical office building expected to be completed in late 2026. It will house top-tier outpatient medical groups:

- Barrow Brain and Spine
- CRMC OP Physical Rehab
- Dignity Health Medical Group
- Norton Thoracic Institute
- Arizona Diagnostic Radiology

Mr. Galle concluded his presentation by saying CommonSpirit constantly evaluates service needs in the Arizona market and is considering options for expanded bed capacity and outpatient growth.

C. Chandler Fashion Center Update

Jacob Knudsen, Vice President of Real Estate for Macerich, and Monica Greenman, General Manager of Chandler Fashion Center, provided the board with updates on the revitalization of Chandler Village, recently opened stores, and future tenants at Chandler Fashion Center.

Mr. Knudsen began with background on Macerich, saying it was founded in 1972; has been publicly traded since 1994 (NYSE: MAC); is the third-largest owner, operator and developer of shopping centers in the United States; and known for premier retail destinations in high-demand markets, consistently strong performance and leadership in sustainability. Macerich operates seven malls in metro Phoenix, including Chandler Fashion Center.

Ms. Greenman provided an overview of Chandler Fashion Center, saying it is a 1.4-million-square-foot regional hub; serves affluent, tech-savvy shoppers; offers attractions like SCHEELS and ROUND1; and draws visitors from over 60 miles away. She continued by stating that Chandler Fashion Center has over 180 retailers, restaurants and entertainment venues, and spotlighted a few recently opened and coming soon concepts. She then highlighted community events hosted at the mall, including Stuff the Bus, blood drives, Acts of Kindness Giveaways, and Shop with a Cop.

Mr. Knudsen then concluded the presentation by providing an update on Chandler Village, located on the south side of the mall. He said that while it appears vacant today, revitalization plans are moving forward, and they are

in lease negotiations with several potential tenants. He confirmed that Din Tai Fung will occupy nearly 15,000 square feet of space with opening slated for early 2027. He added that securing Din Tai Fung has been a catalyst for attracting other retailers to Chandler Village.

5. Advisory Boardmember Comments

None


6. Next Meeting


Ms. Graham announced the next Economic Development Advisory Board meeting will be held on Wednesday, September 10, 2025. A calendar invite will be sent to all board members in advance.

7. Adjournment

Ms. Graham adjourned the meeting at 9:57 a.m.

Respectfully Submitted,


Julie Graham, Chairwoman


Micah Miranda, Board Secretary