

MEETING MINUTES
Office of Economic Development
Economic Development Advisory Board
57 E. 1st Street, Mesa, AZ 85201
Lower Level Council Chambers

Date: June 1, 2021 Time: 7:30 AM

MEMBERS PRESENT

Jim Kasselmann, Chair
Rich Adams, Vice Chair
Brian Campbell
Deb Duvall
Matt Likens
Christopher Nickerson
Natascha Ovando-Karadsheh
Dominic Perry
Brad Wilson

EX-OFFICIO

Mayor John Giles (Excused)
Chris Brady, City Manager (Excused)
Sally Harrison (Excused)
Jeffrey Pitcher
Jennifer Zonneveld

STAFF PRESENT

William Jabjiniak
Jaye O'Donnell
Laura Hyneman
Scott Bouchie
Maribeth Smith
Chris Molnar
Perri Dodd

MEMBERS ABSENT

None

GUESTS

Vice Mayor Jenn Duff

The EDAB meeting was conducted via Virtual Platform with options for public participation.

1. Chair's Call To Order

Chair Kasselmann called the Economic Development Advisory Board meeting to order at 7:31 a.m.

2. Items from Citizens Present - None

3. Approval of Minutes from May Board Meeting

Chair Kasselmann called for a motion to approve the minutes from the May 4, 2021 meeting.

Brian Campbell moved to approve the May 4, 2021 minutes as presented; seconded by Dominic Perry.

AYES – Kasselmann, Adams, Campbell, Duvall, Likens, Nickerson, Ovando-Karadsheh, Perry, Wilson

NAY – None

Chair Kasselmann declared the motion carried by unanimous vote.

4. Election of Chair & Vice-Chair for FY21-22

Brian Campbell moved to reelect Jim Kasselmann as Chair and Rich Adams as Vice Chair of the 2021/22 EDAB Board; seconded by Natasha Ovando-Karadsheh. Chair Kasselmann called for a vote.

AYES – Kasselmann, Adams, Campbell, Duvall, Likens, Nickerson, Ovando-Karadsheh, Perry, Wilson

NAY – None

Chair Kasselmann declared the motion carried by unanimous vote.

5. Hear a Presentation on City of Mesa Sustainability Update

Laura Hyneman, Deputy Director of the City of Mesa Environmental Management & Sustainability Department, began the presentation with a description of sustainability being a practice of making decisions that optimize and balance benefits for people, planet, and profit. There are tradeoffs and nuances as you do that. Mesa has a strong foundation of making sustainability investments over the years. People think of sustainability in different perspectives. There are those that are awe-struck and looking at this as a great opportunity to include new innovation into the business environment, and others that look at it from the hunter's opportunistic perspective. Mesa chooses neither of these extremes, rather a thoughtful balanced approach. We make City investment and infrastructure decisions by looking at the conditions we have today, looking at anticipated conditions over the next five to ten years, and looking out at the long term. Success in sustainability is how we plan for the future.

City Council adopted a "healthy environment" strategic initiative, which shows their support for these types of initiatives. They have made a commitment to proactively and responsibly protect and conserve Mesa's environment and natural resources to mitigate climate change by reducing carbon pollution. The website link dedicated to this initiative shows data on the City's current operations as they relate to carbon pollution and is continuously updated (<https://data.mesaaz.gov/stories/s/Healthy-Environment/ezpt-8p2j/>). A Climate Action Plan with a 30-year horizon will be presented to Council for their consideration on June 17.

Mesa is operated as a business with four utilities: water, electric, natural gas, and solid waste collection. We have major infrastructure, roadways, and parks. Mesa has invested in sustainability initiatives that have made sure that when you turn on the facet you have clean and reliable water, that when you flip a switch the light goes on, that you have roads to take you where you need to go, and parks for community amenities.

As the City looks ahead at climate action in City operations, the goals are to lower our climate impact, guide sustainable growth, build resiliency, implement mitigation and adaption strategies, implement intentional policy, direct and support innovative technologies.

The City organizes the sustainability initiative into six focus areas. These are overlapping and interconnected - energy, air quality, urban heat, water stewardship, materials management, and local, sustainable food systems. For example, if we reduce our energy use, we improve air quality. If we manage our materials well, we reduce urban heat.

The City monitors our energy usage on a monthly basis. This data gathering enables the City to see which facility/facilities may have had an increase in energy usage over the previous month, previous year, etc. Contact is then made with the facility to determine or look for reasons for the increase and to address those right away. Also, it helps to figure out where investments should be made in energy efficiency. One of the outcomes of this tracking data has shown us that we are actually using less energy than we did in the past. Even though the City is growing and adding buildings, adding facilities, adding pumps, and adding streetlights, less energy is being used than was used before because wise and sustainable choices are being used in terms of energy efficiency. The City looks to reduce usage and create a culture within departments; how can we reduce energy usage?

Laura noted that we are facing a summer that is going to be as hot or even hotter than last summer. Last summer the utilities for both the City of Mesa and SRP really were challenged to provide electricity during that peak period of 3 PM – 8 PM Monday through Friday. The City is adjusting the temperature settings in buildings by two degrees during that period. That will help both utilities meet our energy needs to help reduce the need to buy energy on the market for peak periods. Simply making small changes has the potential of saving a lot of energy.

The City makes use of SRP rebates wherever possible. SRP uses rebates as a strategy to be able to provide growth in the future, allowing for them to keep the same amount of energy and serve more customers if the customers they have now are using less energy. The City has found that SRP, through their business programs, is very adept at helping businesses identify where the opportunities are. They hire a third party of energy engineers that can help people determine what makes the most sense for energy efficiency projects. The City of Mesa does invest in renewable energy projects, such as a biogas project to treat biogas and put it into the natural gas lines, solar that is third party owned, solar on rooftops, and is also partnering with SRP to utility-scale solar.

The City's reduction in energy use has a direct relationship to air quality. When we talk about energy I am talking about electricity, natural gas, gasoline, and diesel usage. Tailpipe emissions combined with sunlight create ground level ozone. We know that is definitely a factor that the entire metro area is dealing with, we are really trying to reduce ozone. The City of Mesa is doing that through the phasing in of the low emission and no emission vehicles. We are excited and looking at the purchase of an electric hybrid fire truck. It will run on batteries, but also has the capacity to move to the use of more traditional fuel if the battery is depleted. This shows that Mesa is really looking at new innovation by investing in low emission and no emission vehicles. When Ford announced the F150 Lightning our fleet representative was also excited to see the reasonable price tag. Ford is making something that we can integrate into our fleet in a thoughtful, methodical way. They will be phasing them in as we need to because we also need to build the charging infrastructure.

Another thing we have learned during the pandemic is that working from home is very successful. There are a number of employees that need to come to the office; however, there are a lot of the rest of us that do not need to when we show that we can work effectively from home. The City of Mesa is working on a policy where it makes sense to continue this practice of working from home. It reduces our carbon footprint and reduces the energy we use. Virtual meetings also save travel time, money, and our carbon footprint. The traffic management center optimizes traffic flow. Every traffic light has a small camera that automatically optimizes the flow. Reducing idle time keeps people happier, getting them where they are going faster and then we can also reduce tailpipe emission.

Last year we had 53 days over 110 degrees, this summer may be as hot or hotter. We need to prepare our workforce that is going out to work in that heat. We are doing that in a number of different ways. We are looking at how can we mitigate the urban heat through the use of materials that hold heat and replace it with materials with a cooler footprint. In front of the Transportation Building, they are testing a cool pavement to see how durable it can be. If we can replace black asphalt heated roadways with a lighter, cooler pavement and strategically add/place trees, shade makes all the difference in the world along walkways to keep people comfortable as they walk from place to place rather than drive from place to place.

If you look at the designs of our parks recently you may have noticed they really embrace the beauty of the Sonoran Desert with natural open spaces. There are lots of open spaces for people to use within the parks, but the ancillary spaces are using native and adaptive plants rather than those that are thirsty. The City monitors water usage on a monthly basis as well. We pull the meter data and spikes are researched to determine why there was a spike and locate the issue for repairs, as necessary. A software program is being tested for two years through the Parks Department. It sets an ideal water budget based on the type of plants we have, evapotranspiration, the climate, the heat, the weather, and rainfall. The goal is to roll this out to HOA's as this software would provide them an easy way to manage their water usage. The City has a culture of conservation to protect resources, maintain resilience and restore. The individuals in Water Resources and in Environmental go out and ensure that what we put down into our sanitary sewer and our storm sewer does not contain containments and it is not coeluted. We need to protect water as a resource as it heads to reuse and harvesting rainwater for reuse.

Materials management is also paramount. When you think about the City of Mesa, not only do we buy supplies for everyday operations, but we also buy material to build capital improvement projects. If we are mindful with purchasing, increase commitment to local businesses, replace hazardous materials with safer options and repurpose, we reduce our carbon footprint and protect natural resources with simple changes that make a big difference. For instance, our Fleet Department had been using organic solvents to degrease auto parts which are expensive to buy, expensive to dispose of, and potentially harmful to employees. They shifted to using detergents that are better for employee exposure, less expensive to buy, and less expensive to dispose of. This was a simple change that made a big difference.

The City is not in the business of selling foods, but we have a lot of grocery stores and restaurants here. We support farmers markets and community gardens and giving people access to healthy, nutritional, low carbon foods, thereby reducing waste. We are investigating if food waste can be put to beneficial use.

Laura Hyneman asked - What issues are important to the business community? Does the Board have ideas for us?

BOARD QUESTIONS / COMMENTS

Bill Jabjiniak commented, if we are using more energy than trying to conserve is a good tactic; however, are we also looking long-term to add to our supply equation? Laura Hyneman responded that this is a question for Frank McRae. Certainly, as you look at the downtown growth, we are definitely going to have a demand for more energy. Yes, they are looking at increasing their portfolio. There is also new solar downtown that is entered into a contract to purchase power at the best possible rate. It is important to be aware of what the energy environment is because it really saves. The City has met with Energy Resources, they are looking at the forecast and planning to make sure the City is ready when the demand is there.

Rich Adams inquired whether we know what percentage of total electrical usage that occurs within the boundaries of the City of Mesa is related to the Cities use itself. Laura Hyneman responded that she does not know the answer but will obtain an answer very quickly. We have looked at our carbon footprint, and we have conducted a greenhouse gas inventory that tells us what our carbon footprint is of City operations. Maricopa County has completed one for the entire county plus Mesa, the City of Mesa is looking at the number of homes we have and the number of businesses. We can also provide you with that information.

Deb Duvall inquired if there has been involvement with the Mesa School District. How do they relate to all of this? Laura Hyneman responded that she has spoken with the gentleman that manages their energy program in addition to many other things. We have the capacity to do some research into offers from SRP to determine if it makes sense to purchase the power from that utilities scale solar. In terms of reaching out to the school system regarding some of these initiatives that we have, Laura has spoken to folks that have met the Mesa Public Schools but has not reached out directly. She will make a point to do so.

Deb Duvall inquired if the data on their energy usage is embedded in this presentation or if it is separate. Laura Hyneman responded that the presentation information is based on only City operations and facilities.

Jim Kasselmann commented that would be a great point to follow up on in the future coming back to what the growth in the greater City has been. You mentioned earlier how the rate of consumption has not been tracked with the rate of growth. We have been doing better. Because it would be good to be able to see how great will that divergence be in the future of what is being saved and where from policy and direction how we can help influence. What needs to take place from an infrastructure perspective in the

City or how to attract businesses that we want to get here and how to inform those businesses this is what Mesa pursues, this is why we pursue it and this the value to the region. Laura Hyneman responded that some of the biggest impacts, like the implementation of the plumbing code in 2006, did a lot to reduce water usage in buildings, the adoption of the 2018 energy code by the City of Mesa impacts everybody who builds here.

Dominic Perry inquired - Did you say the most recent update to our electrical code for Mesa was 2008? Laura Hyneman responded it was 2018. The building codes are adopted on a three-year cycle because of the process in which they adopt changes. Dominic Perry asked when the code relating to water would be updated. Laura Hyneman responded that it is included in the family of building codes which covers all codes.

Jim Kasselmann inquired – What do you see in the next one to three years as the top three opportunities where this Board can help share additional advancements within the sustainability world? Laura Hyneman responded it would be beneficial to begin to promote to businesses that may not be thinking about those six focus areas. You may have a small business that is very focused on the day to day operations and making sure that they can do what they need to do but just as a City being able to talk to organizations and businesses about thinking about some of these other sustainability issues because they really do have long term benefits. Local First Arizona has a green business certification process. The City of Mesa is sponsoring that if there is a business that is interested in becoming a green business, interested in having somebody come out to their business and do a water audit, an energy audit, or a waste audit. That will provide the business owner specific information about how they can make their business greener. I think it is also messaging to provide people information about what they can do to conserve and take a look at those six focus areas.

Deb Duvall thanked Laura for the presentation, stating there was a lot of good information included. Deb asked if we are engaging business directly or taking the opportunity to speak to local organizations to share this information? It makes one think about things that we should or could be doing individually. I would hope that this information could be shared with the business community. The data gathering that you are doing would be so helpful for Mesa Schools to also gather and what is the school system doing to help the folks in each of their schools' address some of these sustainability issues. Lauren Hyneman shared a list of some of the organizations that they communicate with and would welcome any additional information and ideas.

Dominic Perry thanked Lauren for the presentation and stated that one of the big pieces is the education of local businesses. Business development consists of attracting companies to relocate 20 percent of the time but focusing on existing businesses 80 percent of the time. Reaching out to that 80 percent will have the most impact, but at the same time the large companies that are relocating will have their own environmental and social governance in every facet of their business. That is something that is not changing and in fact, increasing in its influence within each company as they investigate each environment that they are going to possibly put their employees and see how that affects their business and how each of those municipalities can work together with what their goals are – environmentally, socially and through the governance. I think part of this is the governance through the City of Mesa and how they are doing it. I think your team is doing a tremendous job. Regarding the goals you have – what is your budget, and do you need more money to be able to manage these goals as the City continues to grow? Laura Hyneman responded that she thinks that is one of the questions and one of the things we are going to be talking about with the Council when we meet with them on June 17. She believes they are also realistic and understand that we will need to prove to the decision-makers and the policymakers that investing in these types of initiatives has a benefit for the community. It may not be today, but it may be on that horizon of 10 or 30 years. That is definitely one of the things that we will need to think about.

Bill Jabjiniak commented he would like to see us engage directly with top employers to see if we can get Laura in front of these organizations. Economic Development has a position dedicated to business retention and expansion so getting that message out would be helpful with them as well.

Rich Adams commented to Bill Jabjiniak that some of our new business attraction victories were companies that have substantially found ways to use means other than water – air cooling for instance. I do not recall the specifics, but can you remind us about that as well? Bill Jabjiniak responded that the whole idea of sustainability is now one of the top issues that companies discuss from a business attraction standpoint. Understandably, everyone is paying attention to water; however, we are using the same amount of water as we were quite a few years ago with six times the number of people. This statement was made recently by the Arizona Commerce Authority President if I remember correctly. Sustainability is a hot button item and there is always room to grow. How do we sustain what we have and use less water along the way?

Rich Adams mentioned that Bill's comments reminded him of a presentation he heard within the last two to three years from Grady Gammage, who is very well known in the land use and planning community. Grady was talking about water and the future of water, and he also referenced those reductions and usage.

6. Conversation Regarding Economic Development with Vice Mayor Duff, District 4

Vice Mayor Duff, serving District 4, noted that Mesa's downtown is an innovation district. The definition of an innovation district is a geographic area where leading-edge anchor institutions and companies cluster and connect with startups, business incubators, and accelerators. They are also physically compact transit-accessible and technically wired and offer mixed-use housing, office, and retail. Back in 2018, a study on Mesa was done to determine what was needed to have an innovation district and this is where ASU came into the discussion as an anchor institution and identity. Vice Mayor Duff was happy to announce that ASU's construction is on target for classes to begin in the Spring of 2022. ASU's building includes a large-scale screen on the front of the building facing what will be Mesa City Center Park. The Park is scheduled to open in November which will interface the public with the building. The ASU building is one of five schools in the world to have this type of instruction in visual arts, artificial intelligence, and virtual reality. It is a world-class hub for digital innovation, the Sidney Poitier New American Film School, digital arts and media, and gaming. The building is 118,000 square feet and will serve 1,300 students at full capacity. There is a link on the City's website to watch the construction live. The City is working on future growth with ASU moving forward.

The old library, which had been used as a data center in the past, is being renovated to be the Studios @ Mesa City Center. This is a public City of Mesa building which will house the ASU Entrepreneurship and Innovation Institute and serve as the gateway to the downtown Innovation District. The building features an adaptable, open design that allows for a wide variety of activities including public entrepreneurship, innovation workshops and events, entrepreneurship training, mentoring, incubator and accelerator programs. Phase I is under construction with a completion date of January 2022. Phase II is in the early stage of planning.

The purpose of the Studios is to build upon ASU's high-tech education by allowing students with cutting-edge ideas use of an incubator space for cross-collaboration. Ideally, we will retain the businesses that grow from this space within Mesa. We want to see the same success as LaunchPoint with incubator businesses that grow and stay in Mesa. We don't want to have all this great energy and have it dissipate into other parts of the Valley or even out of state. We are doing all we can to keep that momentum circulating here within Mesa.

The historic post office, once also known as the Federal Building on North Macdonald, has been named The Post. This project is currently under design and will be a community space with a conference room

and office space. We have had so many conversations with people who need – not the convention center but something in-between for business meetings or a social event with a kitchen area. The target date for opening is the Fall of 2022.

The Plaza @ Mesa City Center is under construction and will be a park area with an event lawn facing the ASU building. It is on two acres east of Mesa City Center. A sail covered area will provide shade, which is needed year-round, and a water feature that will transform into an ice rink from Thanksgiving to early January. The planned opening date is November 2021.

Co+Hoots Institute @ Benedictine will be housed in the built-out second floor of the Benedictine University Building. Co+Hoots and Benedictine have formed an innovative educational partnership for an entrepreneurship degree program and co-working space. Construction is planned to begin this summer and open in Spring 2022.

Launch Pad is a 20,000 square foot co-working space for startups or for those that just need a space for meeting rooms. It is a private entity on Main Street with an adaptive re-use of the historic Newberry Department Store. They are working to include a soda fountain in a nod to that history. Construction is underway and scheduled to open in late 2021.

The Grove on Main development offers apartments, row homes, small single-family homes, and some retail and is located on the southeast corner of Mesa Drive and Main. The development is 90 percent leased. The Temple is scheduled to re-open this fall after extensive renovations.

Eco Mesa is planned for the parking area at Pepper and Robson – behind Desert Eagle and Pomeroy's. This is an example of building the density we need. For a downtown to be a successful you need at least 6,000 residents in a square mile. This is a great example of a sustainable building with 102 high-end market-rate apartments and 4,000 square feet of commercial space along the street. The building offers solar, a highly efficient energy design, sustainable materials, car share, and other eco-friendly features and amenities.

Mesa Arts District Lofts is proposed along Main Street to the east of the Mesa Arts Center. It is the old Brown and Brown lot on 10 acres. The first phase will have 350 living units with construction scheduled to begin in the summer of 2021. Phase 2 will have live-work units.

The Grid is under construction right now just east of Benedictine University. It will offer 286 living units, beautifully designed studios to penthouses, office space, retail space, and a restaurant. Completion is uncertain.

Transform 17 is on 25 acres at Mesa Drive and University. We are working with Miravista Holdings, a developer, on creating the master plan and have conducted community meetings for public input.

Vice Mayor Duff shared a slide with recent additions and coming soon restaurants and retail which included Proof, Gus's Fried Chicken, Tacos Chiwas, The Beer Research Institute, Herb n Smoke, Novel, Hope's Fry Bread, Pedal Haus Brewery, Alice Copper's Solid Rock Teen Center, PXG and Main St. Sweets.

Vice Mayor Duff also shared a map overview of all the downtown development projects. There are currently 3,000 residents living in downtown and we are continuing to build to that point of success for our businesses by having enough density.

Jim Kasselmann recommended color coding the boxes that have been completed, those that will be complete within the next fiscal year, and then those that will push out to the next year. That would help the Board to see where the anchor points are today and what is going to evolve in the next 12 months to

24 months. That would provide a clear road map and be very useful. Vice Mayor Duff responded that they would make the adjustments and remit it back to the Board.

Vice Mayor Duff thanked the Board for their time – it is an exciting time for downtown and it is not just about District 4, downtown Mesa is everybody's downtown. We have 138 square miles and to have a real downtown that is coming back to its new golden age. It is an exciting time for our entire City!

BOARD QUESTIONS/COMMENTS

Jim Kasselmann inquired if we have the right mix of supporting businesses with students coming with the innovation district. Do we have the right types of smaller businesses in the periphery of these locations that will hold people here today and how do we fill in the gaps from a business perspective to make sure that this really takes root and thrives? Vice Mayor Duff responded that downtown has been growing very quickly especially since ASU has been under construction. There are a lot of good businesses in the downtown that have created a momentum on their own by bringing in a following. It used to be Sundays in downtown Mesa might have a couple of businesses open and no one walking down the streets. It is now one of the busiest days of the week and it is difficult to get a place to sit down at our restaurants. It has become quite a hang-out place. In 2020 we opened six restaurants and six retail establishments, which is phenomenal considering three quarters of the year we were shut down. We were able to work with those businesses and make sure they were able to sustain through the CARES program. We have had a lot of attention nationally and locally on how we were able to expand during the pandemic. I think that speaks well of a lot of the work that has been going on among those retailers. They have a community, they collaborate, and they work together. Jeff McVay and the Downtown Transformation Office are right there working with them. Nancy Hormann is the new Director with the Downtown Mesa Association. She has put new energy into their marketing and collaboration, and it is skyrocketing.

Bill Jabjiniak asked Matt Likens to share his LaunchPoint success story.

Matt Likens shared his experience with LaunchPoint and how it was the right time and right place. GT Medical Technologies Inc. began with five brain tumor specialists at the Barrow Neurological Institute (BNI) in downtown Phoenix who developed a radiation implant that is deployed in the last five minutes of a brain tumor resection procedure. Matt Likens and Brian Martin, being the only two employees, were searching for a place to start in October of 2017. Over the next year, only about seven or eight more employees had been added. Project Manager Kelly Keffer was phenomenal, providing all the support necessary to make sure we were up and running with connectivity and all the things that a startup company needs when we started in the basement of the Launch Point facility. Matt mentioned that friends of his are and have utilized the services of LaunchPoint. Currently, GT Medical Technologies has 31 employees and we've relocated to Tempe off of Broadway and the 101. At some point, we need to come home and will be looking for a place in Mesa. The idea of an innovation center is really exciting. Matt mentioned how he has recently read that during the pandemic people have had more time to really think about what they want to do with their lives and have been able to practice some creativity as far as starting new businesses. It is very timely for the City of Mesa to get involved. Matt added that he was in Minnesota two weeks ago meeting with Dr. Clark C. Chen, MD, Ph.D., the Chair of Neurosurgery at the University of Minnesota and they did the first commercial GammaTile Therapy in late January 2019. He has now treated 26 patients with recurrent glioblastomas, survival with GammaTile patients is double of the non-GammaTile. Many are still alive, and the data keeps getting more impressive each month that goes by. Dr. Chen has written an abstract and is in the process of writing a manuscript for a major medical journal and will present it this Fall at the Congress of Neurosurgery. We currently have 37 adopting institutions around the country including MD Anderson, USC, four hospitals in the Valley including Banner Phoenix, Scottsdale Osborn, Tucson, and Mayo Clinic. This is making a major difference in the lives of patients and allowing them to live much longer than they would have without this technology that started at LaunchPoint.

Bill Jabjiniak thanked Matt for sharing his great success story, and for all his help and participation on this Board over all these years.

Jim Kasselmann thanked Matt for sharing and really driving home the significance of the company and work you are doing around the nation. That is no small success. Thank you and continued best wishes.

Rich Adams echoed those comments and has been following Matt's progress from the start and thinks it is a wonderful thing that he and his company have launched. Glad it happened here in Mesa and glad you are at the helm.

Rich Adam inquired of Vice Mayor Duff – You mentioned that we want to attract start-ups and we are doing a good job of that. Do you have any thoughts on what we can do specifically to retain these companies within the City of Mesa? I know that is our goal and maybe we haven't gone that far, but what are some things that the City could or should be doing to ensure these companies have the incentive to remain within Mesa as opposed to leaving the place that they launched?

Vice Mayor Duff responded that some of the ideas are creating a small business assistance center for those businesses just getting started or midrange and who need guidance. Some kind of hub through the City of Mesa Economic Development Department where it is one-stop shopping for anything you need to grow your business or anything you are encountering in your business. I would also like to attract a community bank into downtown for lending. As a start-up it is very difficult to get financing through large banks and community banks are definitely the way to go. I would like to see a lot more live-work units and we are doing that in downtown Mesa. Site 17 also provides an opportunity to create that environment. Some of it is creating an environment where other people are doing creative things and you want to be around them because it is from different disciplines. A community coming together. The studios will provide that opportunity, especially where cross disciplines can be creative together. I would like to see an industrial corridor along Broadway Road. We have a lot of industrial businesses along Broadway, especially from Mesa Drive to Alma School or Dobson. Create an inventory and look at opportunities for infill development. Anyone that needed to produce a product could have their office downtown and have a production facility a mile away and be able to go back and forth. That will also help a lot of the neighborhoods in south Mesa to have opportunities for better jobs and a better quality of life. We do need labor, there is a shortage of labor, and through our Education Roundtable we are working with industry and our educational institutions to develop training certificates.

Bill Jabjiniak commented that for years when people graduated from our incubator, we did not have the product or the environment for them to stay. I think that environment is growing with downtown projects and the small business growth environment. As we focus on west Mesa, we need to identify the proper industrial sizes that are needed and infill possibilities to further grow product. Currently, if we had more industrial product in west Mesa it would be under agreement, there is that much demand but not enough product. We are making progress, putting one foot in front of the other, and are starting to see some positive movement forward and now can see what the vision should be for the short term.

7. Director's Report

Bill Jabjiniak remarked that May was a very active month.

- Recent press releases included Bonelli Doors and Windows, Abington Emerson development, and the one-million-square-foot project Elliott 202.
- We are starting to see the supply chain develop from ElectraMeccanica's announcement, there has been a lot of great feedback.
- Several media interviews – Phoenix Business Journal on infrastructure and development in Mesa and about the industrial boom.
- Jaye O'Donnell was interviewed on Fox 10 regarding why Mesa was named #4 for small business recovery.

- This year an annual report will be developed. The Advisory Board will present the report to a committee of the Council this fall.
- The Mesa Chamber of Commerce will host additional bus tours to promote all the development happening in Mesa. It will be broken down into two bus tours, the first in late September and second in October. If you are interested in attending, Sally Harrison with the Chamber will be organizing them.

8. Other Business

- No July Meeting – the next EDAB meeting is August 3, 2021

9. Adjournment

Chair Kasselman called for a motion to adjourn.

Dominic Perry moved to adjourn the June 1, 2021, meeting at 8:51 a.m.; seconded by Christopher Nickerson.

AYES – Kasselman, Adams, Campbell, Duvall, Likens, Nickerson, Ovando-Karadsheh, Perry, Wilson
NAY – None

Chair Kasselman declared the motion carried by unanimous vote.

Submitted By:



Jaye O'Donnell
Assistant Economic Development Director

(Prepared by Beth Ann Schuster-Moore)