

MINUTES OF THE REGULAR MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY (IDA) OF THE CITY OF CASA GRANDE HELD FEBRUARY 25, 2015 IN THE CITY HALL COUNCIL CHAMBERS, 510 E. FLORENCE BLVD., CASA GRANDE, ARIZONA, AT THE HOUR OF 4:00 P.M.

MEMBERS PRESENT: David Fitzgibbons President
Tommy Caywood Secretary/Treasurer
Kara Cooper Member
Ole Solberg Member
Dennis Dugan Member
Dennis Jenkins Member

MEMBERS ABSENT: Kirk McCarville Vice President
Richard O'Neil Assistant Secretary/Treasurer
David Brett Benedict Member

OTHERS PRESENT: Margaret Pieper, Recording Secretary

Call to Order

President Fitzgibbons called the meeting to order at 4:02 p.m.

Roll Call

Roll call established a quorum was present. Member Jenkins arrived at 4:04 p.m.

Approval of Minutes – January 28, 2015 Meeting

Member Dugan moved to approve the minutes of the January 28, 2015 meeting as presented. Motion was seconded by Member Solberg and carried unanimously.

Discussion of Finances and Approval of Treasurer's Report

The current balance in the checking account is \$176,009.97. There being no further discussion, Member Solberg moved to approve the Treasurer's Report as presented. Motion was seconded by Member Dugan and carried unanimously.

Old Business

- A. Update on Building Repairs at 408/412 N. Florence Street, Casa Grande, AZ
Chairman Fitzgibbons invited the IDA property manager, Paula Lambert, AZ New Horizon Realty, 107 E. 4th Street, Casa Grande, to address the Board. Ms. Lambert stated she has been working with the IDA's leasing subcommittee. She got an estimate from K & M Roofing, Casa Grande, for \$5,270 to repair the roof and front awning area, which will take approximately three days. She received an estimate of \$3,687 to blow in fiberglass insulation and will share this estimate with the subcommittee. Chairman Fitzgibbons confirmed the IDA approved the leasing subcommittee to authorize repairs up to \$10,000 for the 408/412 N. Florence Street building.

- B. Update from Subcommittee on Lease of Property at 408/412 N. Florence Street, Casa Grande, AZ to Robert and Danielle Delsi

The Delsi's signed the lease for 412 N. Florence Street commencing March 1, 2015. Their goal is to open their business, Old Town Ale House, by the end of April. The rent for the first 12 months is waived in lieu of tenant improvements. The annual rent for year two is \$27,300. This amount comes out to \$7.00 per square foot for the 3,900 square foot building.

Once the structural repairs are completed, 408 N. Florence Street will be ready to lease. Ms. Lambert will advertise the space once the leasing subcommittee determines the price.

- C. Report on Property Insurance Coverage on IDA Owned Properties

All the IDA properties have current insurance coverage. However, Ms. Lambert and Member Jenkins are reviewing the policies and will meet with the agent to go over the coverage details. They will report back to the Board at the next meeting.

New Business

- A. Renewal of Property Management Agreement

At the May 28, 2014 meeting, the Board approved an assignment of the property management contract with Palo Verde Realty to Paula Lambert, AZ New Horizon Realty through the end of 2014. Ms. Lambert told the Board she was in agreement of renewing the contract with the same terms, including an automatic renewal, cancelation by either party with a 30-day notice, seven percent monthly management fee for all properties and will continue to provide monthly statements to the IDA. Member Dugan moved to renew the property management agreement with Paula Lambert, AZ New Horizon Realty, on the same terms. Motion was seconded by Member Jenkins and carried unanimously.

- B. Networking with Access Arizona Directors

Member Cooper invited Jim Dinkle, Executive Director of Access Arizona, Casa Grande to address the Board. Mr. Dinkle stated his organization receives project information requests for buildings in the 50,000 to 150,000 square foot range. Since there is a fairly low vacancy rate on big buildings in Casa Grande, he is driving conversation with investors and community partners to have spec buildings ready to go. Luke Jackson, Director of Economic Development at Access Arizona also added that a great majority of the leads are looking for sites that are ready to go with a building and infrastructure in place. In response to Chairman Fitzgibbons question, Mr. Dinkle stated there are sites around Casa Grande that would be ideal to build a 100,000 square foot spec building. Mr. Dinkle also confirmed he is looking for available cash to finance this type of project. The Board agreed the IDA is interested in attracting businesses and industries to Casa Grande and is open to discussion if they are interested in qualified bond financing.

Future Agenda Items

- A. Refinancing of 408/412 N. Florence Street with a Local Vendor

When the IDA purchased this property, there was discussion about refinancing the loan with a local vendor and hopefully getting a better interest rate. Treasurer Caywood and Member Dugan will make inquiries on interest rates and this item will be placed on the next agenda.

Next Meeting Date

The next meeting will be April 22, 2015.

Call to the Public

None.

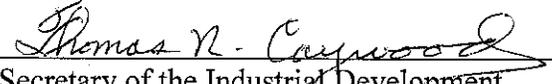
Adjournment

Member Dugan moved to adjourn the meeting at 4:45 p.m. Motion was seconded by Member Jenkins and carried unanimously.

Submitted by Margaret Pieper, Recording Secretary of the Industrial Development Authority of the City of Casa Grande, to the City Council, subject to the Authority's approval.

Approved this 22nd day of April, 2015 by the
Industrial Development Authority of the City of Casa Grande.

ATTEST:


Secretary of the Industrial Development
Authority of the City of Casa Grande