

MINUTES OF THE REGULAR MEETING OF THE INDUSTRIAL DEVELOPMENT
AUTHORITY (IDA) OF THE CITY OF CASA GRANDE HELD NOVEMBER 18, 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
 Richard O'Neil Assistant Secretary/Treasurer
 Kara Cooper Member
 Ole Solberg Member

MEMBERS ABSENT: Kirk McCarville Vice President
 Dennis Jenkins Member
 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.

Approval of Minutes – September 23, 2015 Meeting

Member O'Neil moved to approve the minutes of the September 23, 2015 meeting as presented. Motion was seconded by Member Solberg and carried unanimously.

Discussion of Finances and Approval of Treasurer's Report

Member O'Neil moved to approve the Treasurer's Report as presented. Motion was seconded by Member Solberg and carried unanimously.

Old Business

A. Update on Building Repairs at 408/412 N. Florence Street, Casa Grande, AZ
The IDA property manager, Paula Lambert, AZ New Horizon Realty, 107 E. 4th Street, Casa Grande, reported the bathroom at 408 N. Florence Street is being remodeled to be ADA compliant at a cost of \$6,700 plus \$2,400 to move the electrical panel, as approved at the last meeting. The Old Town Ale House at 412 N. Florence Street was holding a grand opening on November 18, 2015. They obtained a limited occupancy permit for six months. They have a 90 day temporary permit to correct the men's restroom which is three inches short of ADA compliance. The subcommittee reviewed the bid for the sprinkler system and they have six months to complete it. It was approved at the last meeting not to exceed spending \$7,000 for the cost necessary to engineer the design of a water line from the street to the building.

B. Update on Leasing of Property at 408 N. Florence Street, Casa Grande, AZ
Ms. Lambert said she has a tenant for this building. She said the building should be ready by the end of December and the tenant would like to prepay rent for the first six months.

C. Update on Past Due Sewer and Trash Bills for IDA Owned Properties
Ms. Lambert informed the Board the past due amount for sewer and trash for 307 N. Florence Street (Top Notch) is being billed to the tenant. A new account has been established for that address going forward and the monthly invoice is going to Ms. Lambert. She is paying it and the tenant is reimbursing her. Desert Décor rented 305 E. Florence Street but they vacated the property and are now out of State. They assured Ms. Lambert they would pay the past due amount of \$1,005 but have not yet made any payments. Ms. Lambert has the \$375 security deposit to use for part of the past due sewer and trash amount. Since the tenant vacated the property, it has been listed and the rent was raised to \$425 per month. The Cook-e-Jar is invoiced for sewer and trash and they are responsible for paying the City directly.

D. Update on Expenditure for New Kitchen Exhaust Fan at the Cook-e-Jar at 100 W. Second Street

Ms. Lambert told the Board it is written into the lease that the fan is the property owner's responsibility. It will be replaced on November 19, 2015 at a cost of \$3,620 to the IDA.

New Business

A. Appointment of Nominating Committee

Member Cooper volunteered to be on the nominating committee for the 2016 Election of Officers. President Fitzgibbons will ask Member Jenkins to also serve on the nominating committee.

B. Ratification of Resolutions

a. Member O'Neil moved to ratify a resolution authorizing President David Fitzgibbons III to enter into business transactions with the Casa Grande Main Street on behalf of the IDA. Motion was seconded by Member Cooper and carried unanimously.

b. Member O'Neil moved to ratify a resolution authorizing President David Fitzgibbons III to enter into business transactions with Edward D. Jones and Company on behalf of the IDA. Motion was seconded by Member Cooper and carried unanimously.

Future Agenda Items

Helen Newarth from the Chamber of Commerce will be invited to be a guest speaker at the next IDA meeting.

Next Meeting Date

There will be no meeting in December. The first meeting in 2016 will be the annual meeting with the election of officers.

Call to the Public

None.

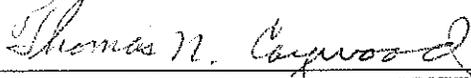
Adjournment

Member O'Neil moved to adjourn the meeting at 4:26 p.m. Motion was seconded by Member Caywood 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 24 day of February, 2016 by the
Industrial Development Authority of the City of Casa Grande.

ATTEST:



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