

MINUTES OF THE REGULAR MEETING OF THE INDUSTRIAL DEVELOPMENT
AUTHORITY (IDA) OF THE CITY OF CASA GRANDE HELD SEPTEMBER 23, 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
	Kirk McCarville	Vice President
	Tommy Caywood	Secretary/Treasurer
	Richard O'Neil	Assistant Secretary/Treasurer
	Kara Cooper	Member
	Ole Solberg	Member
	Dennis Jenkins	Member
	David Brett Benedict	Member

OTHERS PRESENT: Margaret Pieper, Recording Secretary

Call to Order

President Fitzgibbons called the meeting to order at 4:01 p.m.

Roll Call

Roll call established a quorum was present.

Approval of Minutes – May 27, 2015 Meeting

Member O'Neil moved to approve the minutes of the May 27, 2015 meeting as presented. Motion was seconded by Member Benedict and carried unanimously.

Discussion of Finances and Approval of Treasurer's Report

Treasurer Caywood summarized the expenses and income. Member Benedict moved to approve the Treasurer's Report as presented. Motion was seconded by Member O'Neil and carried unanimously.

Old Business

A. Update on Building Repairs at 408/412 N. Florence Street, Casa Grande, AZ

President Fitzgibbons invited Member McCarville to update the Board on the buildings and necessary repairs. Member McCarville stated there are three items that need to be addressed. First, a sprinkler system must be put in the building because of the type of use. Second, there is a need to hire a civil engineer to design the water line from the street to the building at an approximate cost of \$6,000. After the design is approved by Arizona Water Company, which could take a couple months for them to review, a bid will need to go out for the actual work. Third, the building must have an alarm system installed. Member McCarville anticipates all the above mentioned work should cost no more than \$20,000. Member Jenkins moved not to exceed spending \$7,000 for the cost necessary to engineer the design of a water line from the building to the Arizona Water Company's main line. Motion was seconded by Member O'Neil and carried unanimously.

The IDA property manager, Paula Lambert, AZ New Horizon Realty, 107 E. 4th Street, Casa Grande, stated the Delsi's are working with the City to close off some space in order to open Old Towne Ale House at 412 N. Florence Street, under a six-month temporary Certificate of Occupancy. Inspections are scheduled for the last week of September with the goal to open by October 15th. Ms. Lambert confirmed the Delsi's will start paying rent on April 1, 2016.

B. Update on Leasing of Property at 408 N. Florence Street, Casa Grande, AZ
Property manager Paula Lambert said she has had several inquiries over the summer and there is a serious retail prospect. However, the concern is the restroom. Ms. Lambert said the estimated cost to upgrade the restroom to ADA standards is \$7,600 and potential tenants cannot afford this cost. Member Jenkins moved to authorize the subcommittee to obtain bids and spend no more than \$8,000 to remodel the restroom at 408 N. Florence Street to make it ADA compliant. Motion was seconded by Member McCarville and carried unanimously. Ms. Lambert stated the rent will be \$800 per month and with an upgraded restroom and sprinkler system, the property should be more attractive to potential tenants.

C. Report on Property Insurance Coverage on IDA Owned Properties
Ms. Lambert informed the Board there would be a \$300 reduction in premium to combine the insurance policies on all the IDA-owned buildings. All the properties would share the general liability coverage. The Board asked Ms. Lambert to proceed as stated.

D. Update on Obtaining New Bond Counsel
President Fitzgibbons stated he has a list of potential Bond Attorneys. The IDA would need to pay a retainer fee if one was selected now. Therefore the Board agreed it would make more sense to wait until there is a bond project and a need for an attorney.

New Business

A. Discussion and Recommendation of Number of Board Members and Names to City Council to Fill Vacant Board Positions

There are currently three vacant Board positions. President Fitzgibbons stated that Member Dugan did not re-apply. Applications were received from Tommy Caywood and Dennis Jenkins. Member Solberg moved to re-appoint Tommy Caywood and Dennis Jenkins and not fill the other vacant position at this time. Motion was seconded by Member O'Neil and carried unanimously.

B. Networking with Rick Miller, Growth Management Director at the City of Coolidge
Mr. Miller stated he wears lots of hats in Coolidge, including the staff liaison to the Coolidge IDA Board. Their IDA does not have a lot of activity and only meets twice a year. They did spend \$30,000 to convert and renovate an old elementary school into an Artisan Village. Mr. Miller gave a brief overview of the economic activity taking place in Coolidge. He said the City is investing money in road improvements. Mr. Miller also said he is happy to help with any programs that benefit the region in general. President Fitzgibbons thanked Mr. Miller for sharing with the Board.

Future Agenda Items

President Fitzgibbons will e-mail the Board with future items.

Next Meeting Date

There will be no meeting in October. The November meeting is tentatively scheduled for November 18, 2015.

Call to the Public

None.

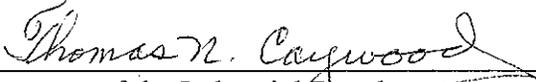
Adjournment

Member O'Neil moved to adjourn the meeting at 5:07 p.m. Motion was seconded by Member Benedict 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 18 day of November, 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