

MINUTES OF THE REGULAR MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY (IDA) OF THE CITY OF CASA GRANDE HELD MAY 28, 2014 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
	David Brett Benedict	Member
	Dennis Dugan	Member
	Dennis Jenkins	Member

MEMBERS ABSENT: None

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 McCarville arrived at 4:10 p.m.

Approval of Minutes – January 22, 2014 Meeting

Member Dugan moved to approve the minutes of the January 22, 2014 meeting as presented. Motion was seconded by Member Benedict and carried unanimously.

Discussion of Finances and Approval of Treasurer's Report

There being no further discussion, Member Dugan moved to approve the Treasurer's Report as presented. Motion was seconded by Member Benedict and carried unanimously.

Old Business

A. Election of Officers

The Nominating Committee included Members Dugan and Jenkins and they recommended continuing with the current slate of officers. Hearing no other recommendations, Member Jenkins moved to keep the present officers: David Fitzgibbons, President; Kirk McCarville, Vice President; Tommy Caywood, Secretary/Treasurer; and Rick O'Neil, Assistant Secretary/Treasurer. Motion was seconded by Member Jenkins and carried unanimously. These officers will serve until the next annual meeting in 2015.

New Business

A. Discussion and Possible Action Regarding Property Manager for IDA Owned Properties

President Fitzgibbons stated Louise Ozment, Palo Verde Realty and Property Management, currently manages the IDA-owned properties in the downtown area. Louise is no longer going to be in the property management business and she recommended Paula Lambert, AZ New Horizon Realty to manage the IDA properties. Paula is taking over Louise's office and management of the properties for the majority of her clients. Paula gave a brief history of her background and qualifications. The current

property management contract with Palo Verde Realty was for one year with automatic annual renewal and a 30 day cancelation provision. The Board recognized it would be an easy transition to have Paula manage the properties as long as the terms of the agreement, such as fees, duties and responsibilities would remain the same. The Board agreed to have the current Palo Verde Realty contract assigned to Paula Lambert, AZ Horizon Realty, on a trial basis. Member Jenkins moved to approve an assignment of the current management contract to Paula Lambert, AZ New Horizon Realty through the end of 2014. Motion was seconded by Member Dugan and carried unanimously.

B. Discussion and Possible Action Concerning Renting versus Sale of IDA Owned Property at 305 N. Florence Street

Mark Bimson approached President Fitzgibbons regarding purchasing versus renting the property at 305 N. Florence Street. The Board felt it would be a mistake to sell one piece of property in the middle of the other two IDA properties and voiced concern about selling in a down market. Louise Ozment informed the Board the property was already rented to a couple who will use it as a retail outlet for pottery and other art items. Therefore, there was no further discussion on the sale of the building.

Discussion without Voting

None.

Future Agenda Items

None known at this time.

Call to the Public

None.

Next Meeting Date

The Board meets on an as needed basis.

Adjournment

The meeting adjourned at 4:17 p.m.

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 _____ day of _____, 2014 by the
Industrial Development Authority of the City of Casa Grande.

ATTEST:

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