

MINUTES OF THE REGULAR MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF CASA GRANDE HELD OCTOBER 24, 2012 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
	David Brett Benedict	Member
	Dennis Dugan	Member
	Ole Solberg	Member
MEMBERS ABSENT:	Dennis Jenkins	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 – August 1, 2012

Member Dugan moved to approve the minutes of the August 1, 2012 meeting as mailed to the members. Motion was seconded by Member Benedict and carried unanimously.

Approval of Treasurer's Report

Hearing no questions, Member Dugan moved to approve the Treasurer's Report as presented. Motion was seconded by Member McCarville and carried unanimously.

Old Business

- A. Update and Possible Action Regarding Façade Work on IDA Owned Properties in the Downtown Area

Architect Gerald (Jerry) Cook, President of Cook Associates Architects, Inc, gave the Board a brief overview of the scope of work on the downtown buildings. The three main issues he is addressing with the project are structural, cosmetic and lighting. Cosmetic work such as the tile and painting do not require a permit. The new electrical panel and structural modifications may need a building permit. Member McCarville and Mr. Cook will meet with the City's Building Department tomorrow, October 25, 2012, to get the process started. In response to Member Dugan's concern on flooding in the area, Mr. Cook stated the tile on the building will go up to the bottom of the windows and has a waterproof membrane behind the surface that supports the tile.

The subcommittee appointed at the last meeting, which included members McCarville, Jenkins, Dugan and Cooper, will work with Mr. Cook to oversee the project, pick out contractors and insure the IDA's money is spent wisely. The subcommittee was encouraged to use local contractors who are often more willing to take on smaller jobs.

The Mayor is having a downtown street party on November 15th to celebrate the completion of the downtown improvement project. The subcommittee, along with Mr. Cook, will try to have the painting and tile work completed by that date so the building will look nice for the party.

Member Benedict moved that the previously appointed subcommittee coordinate the repairs at the Cook-E-Jar as presented by Mr. Cook, who will serve as the general contractor overseeing the project, with the budget not to exceed \$42,500. Motion was seconded by Member O'Neil and carried unanimously.

It was reported the sewer line to the men's bathroom in the Cook-e-Jar is totally corroded and backs up. The Property Manager is getting quotes for the project. The anticipated costs are \$1,500 to saw-cut the floor and install new pipe and \$300 to tile the men's bathroom floor.

B. Update and Possible action Regarding Uniform Leases for IDA Owned Property in the Downtown Area

Property Manager, Louise Ozment, has been communicating with President Fitzgibbons regarding establishing a uniform lease for all three of the businesses that rent IDA property in the downtown area. The new lease agreement was presented to the Board. Member Dugan moved to accept the uniform commercial lease agreement as presented. Motion was seconded by Member Benedict and carried unanimously. Since all tenants are currently on a month to month basis, the new annual lease will become effective November 1, 2012.

C. Update on Promoting the IDA on the Economic Development Section of the City Website

Margaret prepared the documents for the website. After review by the Board, they were sent to the City's webmaster. The IDA now has a presence on the Economic Development pages of the City's website. Member Benedict expressed his thanks to Margaret and the City's webmaster.

Discussion without Voting

President Fitzgibbons reminded the Board to RSVP before October 29th for the annual appreciation dinner on November 8, 2012.

Call to the Public

None.

Adjournment

Member Dugan moved to adjourn the meeting at 4:30 p.m. Motion was seconded by Member McCarville 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 _____ day of _____, 2013 by the
Industrial Development Authority of the City of Casa Grande.

ATTEST:

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