

MINUTES OF THE REGULAR MEETING OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF CASA GRANDE HELD NOVEMBER 27, 2013 IN THE CITY HALL COUNCIL CHAMBERS, 510 E. FLORENCE BLVD., CASA GRANDE, ARIZONA, AT THE HOUR OF 12:00 P.M. (NOON)

MEMBERS PRESENT:	David Fitzgibbons	President
	Tommy Caywood	Secretary/Treasurer
	Dennis Jenkins	Member
	Kara Cooper	Member
	Denmnis Dugan	Member
	Ole Solberg	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 12:07 p.m.

Roll Call

Roll call established a quorum was present.

Approval of Minutes – February 27, 2013

Member Dugan moved to approve the minutes of the February 27, 2013 meeting as mailed to the members. Motion was seconded by Member Jenkins and carried unanimously.

Approval of Treasurer's Report

Treasurer Caywood updated the Board as follows. In August, 2013 money was withdrawn from the Compass Bank Certificate of Deposit in the amount of \$16,441.67 to pay for the Downtown Project. The certificate matured on November 18, 2013 and the balance, \$177,616.40 was put into the checking account until the Board decided how to invest this money. After discussion on how much money to keep in the checking account and the possible investment options, it was agreed Board members would research various investment options prior to the next meeting. It will be placed on the January, 2014 meeting agenda.

Member Dugan moved to approve the Treasurer's Report as presented. Motion was seconded by Member Jenkins and carried unanimously.

Old Business

A. Update and Approval of Final Payment for Work on IDA Owned Properties in the Downtown Area:

There is an outstanding invoice to SMP Development in the sum of \$17,974.26 making the total cost of the downtown project \$90,460.01. The Board originally approved \$86,200.00. Robert Miller, SMP Development, reported the extra cost was for additional footage for the exterior lighting to cover the front of all three buildings. The original measurements were only for the Cook-e-Jar building and did

not include the other two buildings. It was also noted the architect fees, \$9,820, were not included in the above amount.

Member Caywood moved to approve the final payment for work on the IDA owned properties in the downtown area in the amount of \$17,974.26. Motion was seconded by Member Soleberg and carried unanimously.

#### New Business

A. Appointment of Nominating Committee for 2014 Election of Officers:

Members Dugan and Jenkins agreed to serve on the nominating committee for the election of officers for 2014. The election of officers will be on the agenda for the January meeting.

B. Waiver of Rent for Cook-e-Jar:

Treasurer Caywood mentioned the Cook-e-Jar has been one month behind on rent for several years and suggested the Board consider waiving one month rent to bring them up-to-date. President Fitzgibbons mentioned the Cook-e-Jar is also \$413 behind on sewer and trash payments to the City.

Along with the remodeling on the Cook-e-Jar, a new electrical panel was installed for the exterior lighting on the front of all three downtown properties. There will now be a monthly utility bill. The first month's amount was \$79. It was suggested to divide this electric bill by the square footage of the three buildings and each building would be responsible for their share of the utility cost. The leases state the tenant is responsible for all utilities.

The Board agreed that all of these items should be looked at together and the property manager and Mary Ann from the Cook-e-Jar should be invited to the meeting in January to discuss rent, sewer and trash and utility payments.

#### Discussion without Voting

None

#### Call to the Public

None.

#### Future Agenda Items

A. Greater Phoenix Economic Council (GPEC) Discussion

Several years ago, the IDA partnered with the City of Casa Grande in GPEC membership at a cost of \$25,000 each. The City recently renewed this membership. The Board agreed that at this time the IDA did not have funds to contribute.

B. Casa Grande Regional Medical Center (CGRMC) Update

There is nothing new to report since the first press release announcing CGRMC is exploring options regarding its future organizational structure. It was noted the IDA is a pass through conduit for financing so it is not liable for any default.

#### Adjournment

The next meeting will be January 22, 2014. Member Jenkins moved to adjourn the meeting at 12:47 p.m. Motion was seconded by Member Dugan 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 \_\_\_\_\_, 2014 by the  
Industrial Development Authority of the City of Casa Grande.

ATTEST:

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