

Florence Industrial Development Authority

Special Meeting Minutes

Thursday, October 2nd, 2014 at 9:00 A.M.
Suter House/Property
270 N. Pinal St.
Florence, AZ 85132



1. Call to Order

President Villaverde called the meeting to order at 9:00 AM.

2. Attendance

IDA Board of Directors

Director Villaverde	<u>Present</u>	Director Celaya	<u>Present</u>
Director Padilla	<u>Present</u>	Director Kelly	<u>Present</u>
Director Cox	<u>Present</u>	Director Schraufnagel	<u>Absent</u>
		Director Hughes	<u>Absent</u>

Town of Florence Council and Staff Liaisons

Vice Mayor Tom Smith	<u>Present</u>	Councilman Bill Hawkins	<u>Present</u>
Jennifer Evans	<u>Present</u>		

Guests: None

3. Business

A. CONSIDERATION AND ACTION AS DETERMINED REGARDING ADOPTION OF MEETING MINUTES OF 4/17/2014.

Director Kelly moved, with a second by Director Celaya, to adopt the meeting minutes of 4/17/2014 as written. Motion carried 5—0.

B. CONSIDERATION AND ACTION AS DETERMINED REGARDING FINANCIAL REPORTS.

Director Kelly moved, with a second by Director Celaya, to accept the financial reports as submitted. Motion carried 5—0.

C. FOLLOW-UP: CONSIDERATION AND ACTION AS DETERMINED REGARDING COMMITTEE FINDINGS FOR PROPERTY AT SE CORNER OF 9TH AND BUSH STREETS.

President Villaverde suggested that the IDA will probably never use the property, especially now that the IDA bought the Suter House and property. He asked the committee members for suggestions on selling the property. Directors Kelly and Cox suggested a price of \$40,000 as a starting point and suggested posting a **FOR SALE** sign on the property. It was also suggested that at least a couple of local realtors be contacted so as to get it listed. No further action was taken at the time.

D. CONSIDERATION AND ACTION AS DETERMINED REGARDING SUTER HOUSE AND PROPERTY – CURRENT CONDITION, UTILITIES AND OTHER COSTS, FUTURE PLANS FOR USAGE, HISTORIC SIGNAGE/PLAQUE, PAINTING INSIDE/OUTSIDE, FURNISHINGS AND EQUIPMENT, ETC.

President Villaverde summarized some of the types of work he has done at the Suter House and around the property with regards to cleaning inside the house and yard work. He has asked for a couple of quotes to have all the debris he has piled up in the side yard picked up and taken to the dump. He feels that the Suter House is in pretty decent condition but some things are a little more urgent, such as painting the interior and exterior. Director Celaya suggested that the IDA take things slowly with regard to any major repairs to the house and property. President Villaverde has asked a painting contractor (same one the IDA hired to paint the Pinal Food Market buildings and who is currently painting the exterior of Town Hall) to look at the house and quote the work in phases. He suggested that the future usage of the main room of the Suter house might be as a gallery even though there are a couple of issues with regard as to gallery lighting and how the walls are currently setup. This will also mean acquiring gallery type furnishings as time goes by. While discussing the historic signage/plaque, President Villaverde suggested possibly coming up with 3 separate plaques for each notable owner, including the most recent previous owners, Pedro E. Guerrero. He also mentioned

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possibly working with the Town to establish something like a Jaques Square-Brunenkant-Suter Plaza. The bedroom might be used as a small retail outlet and there would probably not be a kitchen use in the house due to the possible gallery use of the main room and maybe there might be a possibility of new uses for the garage and utility room, such as a coffee house. That would require working with people who are familiar with coffee houses. The Casita (small house) is in pretty fair condition and might be rented/leased to a single person to live in or a small business. President Villaverde suggested that he would take care of signage for the Casita once we find out who might rent/lease it and what use they may want for it. No further action was taken at the time.

E. CONSIDERATION AND ACTION AS DETERMINED REGARDING OTHER POSSIBLE FINANCIAL REQUESTS OR PROJECTS.

All board members discussed the financial future of the IDA with respect to the current status of the bond financing income it receives annually and what kind of possibilities that might negatively affect its continuance. The members determined to take any future spending cautiously and to be optimistic about future opportunities to once again receive bond financing requests. Director Cox brought up the idea of working with several other community organizations to possibly republish the **Florence A.T.** book (ca. 1977) which was originally developed by Dr. Harris Sobin and associates many years ago. The discussion dealt with considerations regarding publishing rights, costs and publishing as-is and possibly developing a supplemental booklet to bring it up-to-date. President Villaverde suggested seeing how serious the other organizations are and determine after that what the IDA could do. Also, there was some discussion about the Cuen Building and the Heritage Foundation's interest in purchasing it. The Town is reworking a purchase price at this time. No further action was taken at the time.

4. Call to the Board

Director Padilla report that the lettering for the Pinal Food Market was finally completed after 7-plus months and 7 rejections from prospective contractors. N & D Designs finally did the work and it was a very good job. There was some discussion as to all the broken windows on the big building (formerly Clemans Motors) and what the owners might do. At this time, this issue is part of another project (mural on south wall) and involves other individuals plus Director Padilla in a non-IDA roll.

5. Call to the Public

Town Staff liaison, Jennifer Evans, gave a quick update on the status of the Brunenkant Building owned by the Town of Florence. The original plan was to start a Business Assistance Center there which would be accessible to current businesses and potential businesses to provide small business services relating to business development. The Town is no longer going to open the center, mostly due to the "home rule" defeat. Jennifer is now working on a leasing policy that will go through the various channels at Town Hall and ultimately be brought to the Council. She feels that a future leaser could possibly do something that would be compatible with what the IDA will do with the Suter House. President Villaverde feels that it would be nice to open the flow of the gate between both buildings so as to enhance both uses of both buildings.

6. Adjournment

With no more business before the board, Director Cox, with a second by Director Kelly, moved that the meeting be called adjourned. Motion carried 5—0. President Villaverde called the meeting adjourned at 10:19 AM.