

Florence Industrial Development Authority

Special Meeting Minutes



Thursday, December 4th, 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>Absent</u>	Director Schraufnagel	<u>Present</u>
		Director Hughes	<u>Absent</u>

Town of Florence Council and Staff Liaisons

Jennifer Evans (Management Analyst) Present

Guests: Ernie Feliz (Special Districts Manager, Town of Florence), Justyn Garrett

3. Business

A. CONSIDERATION AND ACTION AS DETERMINED REGARDING ADOPTION OF MEETING MINUTES OF 10/2/2014 and 11/17/2014.

Director Kelly moved, with a second by Director Celaya, to accept the meeting minutes for 10/2/2014 and 11/17/2014 as written. The motion carried 5—0 in favor.

B. CONSIDERATION AND ACTION AS DETERMINED REGARDING FINANCIAL REPORTS.

Director Celaya moved, with a second by Director Kelly, to accept the financial reports as presented. The motion carried 5—0 in favor.

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

President Villaverde introduced Ernie Feliz, of the Town of Florence, to describe the Town's Housing Rehabilitation Assistance Program. Ernie brought to light that there is one aspect of the program that grant monies do not pay for and that is the home owners insurance, which would be an area where the IDA could help. He sited a particular case where the home owner did not have the money to pay it, estimated at about \$500 per year for the life of the loan carried by the Town. After a short discussion, Director Padilla moved, with a second by Director Schraufnagel, to fund the estimated \$500 for the home owner's first year of insurance. The motion carried 5—0 in favor.

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

In discussion, it was decided to let any of the realtors in town list the property. It was mentioned that word was that none of the realtors were willing to list it but then clarified that Belva's Real Estate (Cindy Sills) would be willing to list it. President Villaverde asked for a vote by acclamation and the vote was 5—0 to have the property listed by Belva's Real Estate.

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E. 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 mentioned that he had seen various pieces of furniture, including a nice conference table and chairs on Craig's List, which would work well in the main room of the Suter House but didn't bid on them for lack of appropriate funds at the time. He also mentioned that he felt there should be very little furniture in the main room so as to accommodate the room layout as a gallery. In discussion, it was agreed that a \$5000 cap be enough to furnish the Suter House to its projected use as a meeting place and gallery. There was a clarification that the cap of \$5000 would be enough to add some smaller fixtures and some lighting.

In discussion regarding the historic plaque, it was mentioned that Justyn Garrett had spent many hours removing the small "THIS IS A PRIVATE RESIDENCE" sign that the Guerrero's (Pedro & Dixie) had seriously glued to the historic plaque to obliterate the verbiage containing text that the Suter House was rehabbed and opened as the Pinal County Visitor Center in 1976. It is now easily readable again and free from glue.

President Villaverde informed the members of various uses for the space in the Suter House including the possibility as a county visitor center as it was back in the late 1970's and early 1980's as well as a showcase for various artists' works in various medias. There was also a brief discussion regarding the small cottage on the property which we have been calling the Casita as Pedro and Dixie had. It is still in fairly good shape and the possibility exists to use it as a rental for a single person or a couple. An issue exists at times when there is a good crowd in the back part of the bar directly across Bailey Street in the later hours of the night. There are various pieces of litter and broken bottles at times which Peter has had to pick up to try to keep the front of the Casita clean.

****** Director Padilla moved, with a second by President Villaverde, to set a \$5000 cap for purchasing furnishings, lighting and other miscellaneous items for the Suter House. The motion carried 5—0 in favor.

4. Call to the Board

Director Padilla informed the members that President Villaverde and he went to the bank to enroll in the bank's on-line services for the IDA's account and also that the monthly payment for the Suter property to Evergreen Note Servicing was now on auto-pay to ensure that there are no more late payments.

President Villaverde and Director Kelly also worked together with the County to get the IDA's ownership of the Suter property corrected to tax-exempt status.

Director Celaya asked Jennifer Evans about the status of the Brunenkant Building and she informed the members the Town is planning to lease the building. She drafted a lease policy earlier and now staff is waiting for direction from the Council. The Town is hoping to lease it at market rate for downtown Florence which varies quite a bit. President Villaverde suggested that maybe the IDA and Jennifer could work together to possibly revive the idea of a business assistance center in the building.

At this point, there was a clarification that agenda item 3-E had not been resolved with respects to the \$5000 cap. See ****** at bottom of agenda item 3-E.

5. Call to the Public

Nothing to report.

6. Adjournment

With no further business before the board, President Villaverde called the meeting adjourned at 9:42 AM.