

Florence Industrial Development Authority

Special Meeting Minutes



Thursday, February 20th, 2014 at 9:00 A.M.
 Holiday Inn Express Hotel & Suites, Board Room
 240 W. Highway #287
 Florence, AZ 85132

1. Call to Order

President Villaverde called the meeting to order at 9:05 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>Excused</u>
		Director Hughes	<u>Present</u>

Town of Florence Council and Staff Liaisons

Vice Mayor Tom Smith	<u>Absent</u>	Councilman Bill Hawkins	<u>Absent</u>
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Guests: No one to report.

3. Business

A. CONSIDERATION AND ACTION AS DETERMINED REGARDING ADOPTION OF MEETING MINUTES OF 1/16/2014.

Director Kelly moved, with a second by Director Hughes, to adopt the meeting minutes of 1/16/2014 as written. The motion carried 6—0.

B. CONSIDERATION AND ACTION AS DETERMINED REGARDING FINANCIAL REPORTS.

Director Cox moved, with a second by Director Celaya, to accept the financial reports as presented. The motion carried 6—0.

C. FOLLOW-UP: CONSIDERATION AND ACTION AS DETERMINED REGARDING BOARD MEMBERS REAPPOINTMENT.

Director Hughes reported that the Town Council, at their meeting of 2/18/2014, had reappointed Directors Kelly, Schraufnagel and Hughes to new terms expiring 12/31/2019 and thanked them for their service. No other action was taken.

D. FOLLOW-UP: CONSIDERATION AND ACTION AS DETERMINED REGARDING ALLOCATION OF FUNDS TO MITIGATE NEGATIVE EXTERIOR APPEARANCE AT NW CORNER OF MAIN STREET & BUTTE AVENUE.

Director Padilla reported the current status of the enhancement project, first phase (painting all exteriors of the buildings) as completed. A minor detail of that painting job was that the store's lettering signage (Pinal Food Market) was also painted over and that he would work on finding a painter or painting company to repaint the lettering. Director Cox suggested setting a maximum amount for that job at \$350. Director Padilla said he would work on that. No other action was taken.

E. FOLLOW-UP: CONSIDERATION AND ACTION AS DETERMINED REGARDING DISTRIBUTION OF FLORENCE BROCHURE TO PROMOTE TOURISM ACTIVITY.

Director Padilla presented an approximate count of the Florence Brochures as of 2/14/2014. Total ordered – 5000; total received from the printer in 2 batches – 5875; total distributed amongst various agencies, organizations and businesses in town – 2500; total remaining – 3375. President Villaverde and Director Cox indicated they would like to distribute more shortly and certainly for the Pinal Partnership breakfast meeting the next day. There was also more discussion as to other tourist-centric places to distribute the brochure to. No other action was taken.

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F. CONSIDERATION AND ACTION AS DETERMINED REGARDING COMMITTEE FINDINGS FOR GENERAL OFFICE AND MEETING SPACE.

President Villaverde asked the committee members to report on what they had found to date. Directors Kelly, Hughes and Cox detailed the various buildings/properties that were available on Main Street for rent or purchase. Most that were available were not in good condition and required a lot of work. The former location of the National Bank of Arizona had been sold recently as well. The property owned by the late Pedro E. Guerrero and his wife Dixie was offered to purchase by Dixie to the IDA. Discussion regarding this possibility was very positive and the consensus was that the IDA should pursue this. Director Hughes offered to develop a draft contract/offer to work out between the IDA and Dixie. A meeting could then be scheduled some time after Dixie returns from her stay in San Miguel de Allende, Mexico.

Director Cox moved, with a second by Director Hughes, to make an offer of \$50,000 down, \$5,000 earnest money, 20-year term at 4% interest, 90-day close with 30-day due diligence from time of signing. The motion carried 6—0.

G. CONSIDERATION AND ACTION AS DETERMINED REGARDING BOND FINANCING MEETING OF 3/17/2014 AT SPECIAL LOCATION.

Director Padilla reported that he had talked to the owners of the Old Pueblo Restaurant about possibly serving a special dinner for the IDA's bond financing meeting 3/17/2014 prior to the Town Council meeting and they gladly accepted. The IDA meeting would have the various bonding personnel representing all involved, approximately 15 people, including the IDA board. The restaurant would have to remain open before and during the meeting but could then be closed when the meeting was adjourned. The consensus was that it was a good idea for the dinner meeting.

Director Padilla moved, with a second by Director Cox, to locate the IDA meeting of 3/17/2014, 4:00 PM at Old Pueblo Restaurant, 505 S. Main St. Motion carried 6—0.

4. Call to the Board

President Villaverde and Director Cox indicated that they would pickup some boxes of the Florence Brochures for distribution to the Pinal County Visitors Center as well as the Pinal Partnership breakfast tomorrow morning.

President Villaverde updated the board that the Pinal County Visitor Center was indeed moving to Coolidge.

5. Call to the Public

Nothing to report.

6. Adjournment

With no further business before the board, President Villaverde call the meeting adjourned at 9:54 AM