

Florence Industrial Development Authority

Special Meeting Minutes

Thursday, February 4th, 2016 at 9:00 AM
McFarland State Historic Park and Visitors Center (historic courtroom)
24 W Ruggles St (NW corner of Main and Ruggles Streets)
Florence, AZ 85132



1. Call to Order

President Kelly call the meeting to order at 9:04 AM.

2. Attendance

IDA Board of Directors

Director Villaverde	<u>Present</u>	Director Kelly	<u>Present</u>
Director Padilla	<u>Present</u>	Director Schraufnagel	<u>Present</u>
Director Celaya	<u>Present</u>		
Director Wallace	<u>Present</u>		

Quorum

Town of Florence Council and Staff Liaisons

Councilmember John Anderson	<u>Present</u>
Jennifer Evans (Management Analyst)	<u>Present</u>

Guests: N/A

3. Business

A. CONSIDERATION AND ACTION AS DETERMINED REGARDING ADOPTION OF MEETING MINUTES OF 12/8/2015

Vice-President Celaya moved, with a second by Director Wallace, to approve the meeting minutes of 12/8/2015 as written and distributed. The motion carried with a vote of 6—0 in favor.

B. CONSIDERATION AND ACTION AS DETERMINED REGARDING FINANCIAL REPORTS

President Kelly moved, with a second by Director Villaverde, to approve the financial reports as printed and distributed. The motion carried with a vote of 6—0 in favor.

C. FOLLOW-UP: CONSIDERATION AND ACTION AS DETERMINED REGARDING USE OF SUTER HOUSE BY ARTS AND CULTURE COMMISSION DURING HISTORIC HOME TOUR FOR QUICK-DRAW ART SHOW AND SPONSORSHIP/PARTNERSHIP OPPORTUNITY FOR IDA

Staff liaison Jennifer Evans updated the board on the progress of the Arts and Culture Commission's plans to use the Suter House for its Quick-Draw Art event during the Town's Historic Home Tour Saturday 2/13/2016. They will meet there Saturday, February 6th to cleanup the inside of the house for their even during the Historic Home Tour. Jennifer will meet Henry Friday morning (tomorrow) at the Suter House to get the key. The IDA has previously offered to cover their expenses and Jennifer will provide whatever receipts/invoices when they are received. Director Villaverde moved, with a second by Vice-President Celaya, to cover any of the expenses the Arts and Culture Commission incur as they proceed. The motion carried with a vote of 6—0 in favor.

D. CONSIDERATION AND ACTION AS DETERMINED REGARDING NICO'S YARD SERVICE QUOTE FOR REMOVAL OF DEBRIS FROM EXTERIOR OF SUTER HOUSE BEFORE HISTORIC HOME TOUR

Secretary/Treasurer Padilla moved, with a second by President Kelly, to table this item since he had not yet received the quote from Nico's Yard Service at this point in time. The motion carried with a vote of 6—0 in favor.

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E. CONSIDERATION AND ACTION AS DETERMINED REGARDING “AS-IS” PURCHASE OFFER OF CASITA (LITTLE HOUSE) AND UTILITY/GARAGE BUILDING (2 PARCELS OF 3 AT SUTER HOUSE PROPERTY)

Secretary/Treasurer Padilla informed the board members of the interest by a couple (Winter Visitors) to purchase 2 of the 3 parcels the IDA owns as part of the Suter House property and the subsequent detailed visits to the property. Once the IDA can determine a selling price for the 2 parcels which includes the parcel with the Casita and the parcel with the utility/garage building, the couple are prepared to offer an “as-is” purchase. After a brief discussion regarding the pros and cons of such an offer, it was determined to first consider an appraisal and survey (agenda item 3-F) of the parcels so as to have a handle on what might be a possible asking price. Vice-President Celaya moved, with a second by Director Villaverde, to defer the decision on the possible purchase offer until an appraisal of the Suter House property is made and brought to the board. The motion carried with a vote of 6—0 in favor.

F. CONSIDERATION AND ACTION AS DETERMINED REGARDING APPRAISAL AND SURVEY OF SUTER HOUSE PROPERTY FOR POSSIBLE “AS-IS” PURCHASE OFFER

As per discussion in previous item (agenda item 3-E), Director Villaverde moved, with a second by Secretary/Treasurer Padilla, to contact appraisal and survey companies to follow through with “as-is” purchase offer consideration. The motion carried with a vote of 6—0 in favor.

G. CONSIDERATION AND ACTION AS DETERMINED REGARDING IDA MEMBERSHIP APPLICATION (\$100 – NON-PROFIT ORG) TO GREATER FLORENCE CHAMBER OF COMMERCE

Director Villaverde moved, with a second by Secretary/Treasurer Padilla, to submit an application for a non-profit membership in the Greater Florence Chamber of Commerce along with the \$100 (check) fee. The motion carried with a vote of 6—0 in favor.

H. CONSIDERATION AND ACTION AS DETERMINED REGARDING FLORENCE ROTARY CLUB TEE (GOLF) SPONSORSHIP

Director Schraufnagel moved, with a second by Director Villaverde, to sponsor a Florence Rotary Club tee in the amount of \$50. The motion carried with a vote of 6—0 in favor.

I. FOLLOW-UP: CONSIDERATION AND ACTION AS DETERMINED REGARDING ESTABLISHING ONGOING PRIORITIES FOR IDA

As a result of the previous meeting’s discussion (12/8/2015), the board focused on Director Schraufnagel’s idea concerning filling-in/covering empty storefront windows along the downtown Main Street with historic photos to eliminate the unattractive bareness evident at these sidewalk stops. President Kelly suggested that a committee be formed to continue pursuing the idea. Director Villaverde, Director Wallace and Secretary/Treasurer Padilla volunteered to work on this idea. Director Villaverde, who personally has many historic downtown photos and access to more, suggested possibly adding some brief descriptive verbiage along with a photo. As an aside to the discussion, Director Villaverde suggested that maybe it would be a good idea to consider republishing the Florence AT Book first compiled and published about 1972. The book has long been out of circulation and issues of it are rare. At the time, the book was a very concise and explicit detailing of all the historic buildings/homes, their architectures, their constructions and their individual histories as well as their individual values to the Town and the area which was to become the Historic District as we know it today. As the book is rare, copies are hard to find to review. Secretary/Treasurer Padilla offered to bring his copy for the board members not familiar with its contents to review.

No other action was taken at this time.

4. Call to the Board

Nothing was offered at this time.

5. Call to the Public

Council Liaison Anderson reminded the board that the Town has space available on its website in case the IDA would like to get something posted.

6. Adjournment

With no further business before the board, President Kelly called the meeting adjourned at 10:00 AM.