

# Florence Industrial Development Authority

## Special Meeting Minutes

Tuesday, December 8<sup>th</sup>, 2015 at 9:30 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 called the meeting to order at 9:30 AM.

### 2. Attendance

#### IDA Board of Directors

Director Villaverde

Present

Director Kelly

Present

Director Padilla

Present

Director Schraufnagel

Present

Director Celaya

Present

Director Wallace

Present

*Quorum Present*

#### Town of Florence Council and Staff Liaisons

Councilmember John Anderson

Present

Jennifer Evans (Management Analyst)

Present

Guests: None

### 3. Business

#### A. CONSIDERATION AND ACTION AS DETERMINED REGARDING ADOPTION OF A RESOLUTION OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE TOWN OF FLORENCE, INC. AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL INDENTURE OF TRUST AND A FIRST AMENDMENT TO LOAN AGREEMENT RELATED TO ITS OUTSTANDING EDUCATION REVENUE BONDS (SCOTTSDALE PREPARATORY ACADEMY PROJECT), SERIES 2010; APPROVING THE TERMS OF SUCH DOCUMENTS; RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN IN CONNECTION WITH THE EXECUTION AND DELIVERY OF SUCH DOCUMENTS; AND AUTHORIZING OTHER ACTIONS NECESSARY IN CONNECTION WITH THE EXECUTION AND DELIVERY OF SUCH DOCUMENTS

This item is a mere formality due to Great Hearts Academies Charter Schools' plan to purchase their outstanding bonds for Scottsdale Preparatory Academy. Director Villaverde moved, with a second from Vice-President Celaya, to approve adoption of the resolution. The motion carried with a vote of 6—0.

#### B. CONSIDERATION AND ACTION AS DETERMINED REGARDING ADOPTION OF MEETING MINUTES OF 9/18/2015

Vice-President Celaya moved, with a second by Director Villaverde, to approve adoption of the minutes of 9/18/2015 as written. The motion carried with a vote of 6—0.

#### C. CONSIDERATION AND ACTION AS DETERMINED REGARDING FINANCIAL REPORTS

Secretary/Treasurer Padilla explained he would be adding a Profit and Loss report to go along with the other 2 financial reports each meeting at the suggestion by the CPA at Toogood's Tax & Accounting, PLLC. Director Villaverde moved, with a second by President Kelly, to accept the financial reports as submitted and to add the Profit and Loss Report. The motion carried with a vote of 6—0.

#### D. CONSIDERATION AND ACTION AS DETERMINED REGARDING CATCH-UP AND REGULARLY SCHEDULED YARD-CLEANING SERVICES QUOTE FOR BOTH IDA PROPERTIES (BUSH & 9<sup>TH</sup> STREETS AND HISTORIC SUTER HOUSE)

Secretary/Treasurer Padilla described the quotes for service from Nico's Yard Service. Another yard service company reviewed the properties as well but never submitted quotes or returned calls. Nico's quotes totaled \$480.00 for catch-up service (including haul-away costs) to both properties and \$290.00 per month for maintenance services as per needed to both properties. Director Villaverde moved, with a second by Vice-President Celaya, to approve the quotes from Nico's Yard Service for catch-up and monthly maintenance services to both properties. The motion carried with a vote of 6—0. Secretary/Treasurer Padilla mentioned that during January 2016 sometime, he would bring a separate quote for palm and other tree grooming services from Nico's.

# Florence Industrial Development Authority

## Special Meeting Minutes - continued

### **E. CONSIDERATION AND ACTION AS DETERMINED REGARDING USE OF SUTER HOUSE BY ARTS COUNCIL FROM 2/8/2016 THRU 2/17/2016 (BEFORE, DURING AND AFTER HISTORIC HOME TOUR) FOR JURIED ART SHOW, AND SPONSORSHIP/PARTNERSHIP OPPORTUNITY FOR IDA**

President Kelly asked Jennifer Evans to present this item to the board. Now that the newly formed Arts Council has met several times and is developing plans going forward, their focus turns to finding a venue for their "Quick-Draw Competition" art show event that will run during the Historic Home Tour (2<sup>nd</sup> Saturday of February annually). Jennifer also presented an Arts Council budget draft for the event. The board enthusiastically embraced the plans and offered to financially support the Arts Council's plans when and where needed. With respect to the use of the Suter House, this was also enthusiastically received and it was determined to schedule a tour of the Suter House for any of the members of the Arts Council to see if the house would serve their purpose. As the draft budget is refined and the tour of the Suter House will be scheduled in the near future, President Kelly suggested tabling this item. Secretary/Treasurer Padilla moved, with a second by Director Villaverde, to table the item until the next meeting. The motion carried with a vote of 6—0.

### **4. Call to the Board**

President Kelly suggested that the board members begin thinking about where the IDA should start focusing their goals going forward for 2016, sighting examples as use of the Suter House and possible rental of the Casita, etc., trying to work more closely with the Town. Director Schraufnager explained a concept of possibly dressing up the empty window spaces in the vacant buildings on Main Street with historic photos, which was well-received and also generated a lot more discussion about various issues on Main Street.

### **5. Call to the Public**

None.

### **6. Adjournment**

With no more business before the board, Director Villaverde moved to adjourn the meeting. The motion carried by an acclamation vote of 6—0 and President Kelly called the meeting adjourned at 10:18 AM.