

**Semi-Annual Meeting  
January 9, 2014  
5:00 p.m.**

**Call to Order**

A Special Meeting of the Industrial Development Authority of the City of Coolidge was held at the Growth Management Department, 131 W. Pinkley Avenue, Coolidge, Arizona. President Jim Garrett called the meeting to order at 5:08 p.m. Those present in addition to President Garrett were Members Neil Woodbury, Richard Platt, Chuck McHugh, David Nulton and Vice-President Ray Murrieta. Also present were Growth Management Director Rick Miller, City Manager Robert Flatley, and City Clerk Norma Ortiz.

**Pledge of Allegiance**

The Pledge of Allegiance was led by President Garrett.

**Approval of Meeting Minutes – October 15, 2013.**

The Board considered approval of the meeting minutes for October 15, 2013. There was no discussion. **MOTION** was made by Member Platt to approve the Meeting Minutes for October 15, 2013. **SECOND** was made by Member Nulton and passed unanimously.

**Election of Officers.**

G.M. Director Miller advised the Board of the need to elect officers for the year 2014. Member Platt moved to nominate Jim Garrett for President. **MOTION** was made by Member Nulton to elect Jim Garrett as President. **SECOND** was made by Member Platt and passed unanimously.

Member Platt moved to nominate Ray Murrieta for Vice-President. **MOTION** was made by Member Nulton to elect Ray Murrieta as Vice-President. **SECOND** was made by Member Platt and passed unanimously.

Member Platt moved to nominate Neil Woodbury for Secretary/Treasurer. **MOTION** was made by Member Nulton to elect Neil Woodbury as Secretary/Treasurer. **SECOND** was made by Member Platt and passed unanimously.

**Old Business:**

None

Semi-Annual Meeting  
January 9, 2014  
5:00 p.m.

**New Business:**

*Procedural Pamphlet – IDA Bonds – Gust  
Rosenfeld.*

G.M. Director Miller advised the Board of the need to review and discuss a proposed Procedural Pamphlet provided by Gust Rosenfeld to set procedures for the IDA Board to follow when issuing bonds for future industrial projects. There was discussion.

Member Nulton made the following suggestions for the Board and City officials to review the Procedural Pamphlet: 1) hold a training 2) schedule a working lunch on a Saturday; or 3) invite a Bond Attorney to hold a seminar. President Garrett inquired if someone was applying for an IDA Bond. G.M. Director Miller advised no one to date, but possibly could come or would need to use in the future. Member Nulton also suggested the need to discuss capping attorney fees on multi-million projects. Member McHugh commented on liking the idea to hold a seminar, stating the Board does need to review this issue further. G.M. Director Miller wrapped up the discussion by stating the proposed pamphlet and sample bonding application included for review would be used as a guidance tool for anyone interested in applying for an IDA Bond in the future, stating this issue would come back to the Board for further review. There was discussion.

**Reports from the Growth Management  
Director:**

*Arizona Commerce Authority – Rural  
Economic Development Grant (REDG)  
Award*

G.M. Director Miller reported on the City being a recipient of a \$369,000 Rural Economic Development Grant (REDG) through the Arizona Commerce Authority to fund improvements to a portion of Randolph Road. He advised that the total project would be around an estimated cost of \$880,000, stating Stinger Bridge & Iron has committed about \$303,000 towards the project, and that both agreements with the Arizona Commerce Authority to accept the

Semi-Annual Meeting  
January 9, 2014  
5:00 p.m.

grant, and the agreement with Stinger Bridge & Iron for their commitment would be going before Council at the January 13<sup>th</sup> council meeting for consideration and approval. He also advised that based on preliminary discussions with ADOT, through the City's engineering consultant, AMEC there does not appear to be enough traffic impacts from the Stinger expansion to warrant costly upgrades to the HWY 87/Randolph Road intersection.

*North School Project*

G.M. Director Miller gave a brief update on the process of the Coolidge Economic Development Committee (CEDC), stating they are meeting weekly on the North School Project to discuss potential uses of the redevelopment of the North School Building, stating their concept is to create a Center for Innovation and Creativity which will generate revenue.

*Coolidge Avenue Update*

G.M. Director Miller advised that the Coolidge Avenue Project was currently out to bid.

*Central Avenue Update*

G.M. Director Miller advised of the upcoming Open House on the Central Avenue Project being held at the Council Chambers on Monday, January 13<sup>th</sup> at 5:00 p.m.

*Arizona Boulevard Beautification*

G.M. Director Miller advised that he is working with property owners along Arizona Boulevard in regards to demolitions and clean-up of vacant lots; he advised of an upcoming pilot project scheduled for January 11<sup>th</sup> to build grid baskets with split rail fencing on the vacant lot next to the South Circle K, stating his goal is to create a pilot program for vacant properties and to get citizens involved in beautification; he advised of the cleanup to Bob's Market on the corner of Palo Verde and Arizona Boulevard; that a tractor supply store was going into the old Safeway Plaza; that a new Circle K and NAPA Store were being proposed along Arizona Boulevard; that

Semi-Annual Meeting  
January 9, 2014  
5:00 p.m.

someone is interested in the Demetris Restaurant; and that there are plans to remove the fencing at the Cohen's Building on Central Avenue.

*Airport*

G.M. Director Miller reported on the monthly fly-ins, the record number of breakfasts sold, the airport being an asset, the need to make improvements to the airport, infrastructure challenges, a proposed agreement with Kimley-Horn for on-call engineering services, an upcoming request for proposals to upgrade the fuel farm at the airport by moving the fuel tanks aboveground, the need to upgrade or add power resources, a possible RV Park, an indoor shooting range, and the submittal of a grant application to ADOT/FAA to fund improvements to Taxiway 'B' Runway 17-35, and to upgrade the electric voltage on the PAPI lighting system.

*Phoenix Mart*

G.M. Director Miller stated the only information he had on the Phoenix Mart was the groundbreaking ceremony which had already taken place. Vice-President Murrieta reported on some activity through the Arizona Water Company, stating meetings were going forward, that on-site well testing's were being performed, and that the Mission Royale subdivision in Casa Grande is getting ready to build out another 70 lots in preparation of the Phoenix Mart.

**Call to the Public:**

There were no comments made by the public.

**Adjournment:**

There being no further business. **MOTION** was made by Vice-President Murrieta to adjourn the meeting at 6:06 p.m. **SECOND** was made by Secretary/Treasurer Woodbury and passed unanimously.

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President

Attest:

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Recording Secretary