

**Special Meeting
February 24, 2015
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 5:05 p.m. Those present in addition to President Garrett were Secretary/Treasurer Neil Woodbury and Members Richard Platt, Chuck McHugh and David Nulton. Vice-President Ray Murrieta was absent. Also present were Growth Management Director Rick Miller, City Manager Robert Flatley, Intern Administrative Assistant Anthony Kozlowski, and City Clerk Norma Ortiz.

Pledge of Allegiance

The Pledge of Allegiance was led by President Garrett.

Approval of Meeting Minutes – January 27, 2015.

The Board considered approval of the meeting minutes for January 27, 2015. There was no discussion. **MOTION** was made by Member Platt to approve the Meeting Minutes for January 27, 2015. **SECOND** was made by Member McHugh and passed unanimously.

Old Business:

There was none.

New Business:

Approve Use of IDA Funds for Artisan Village Projects.

G.M. Director Miller gave a brief update on the available funds in the IDA Fund, stating that per the Finance Department only \$55,000 is available, and that once the money is spent in this account, the money is gone, since there is no revenue source for this fund. City Clerk Ortiz also mentioned that per Finance Director Pannella there are on-going expenses such as; banking fees, P.O. Box fees, and attorney fees, charged to this fund, which requires funds to be made available to cover these expenses. There was discussion.

G.M. Director Miller then introduced Mr.

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Jack Malpass and Chamber Director Lynn Parsons representing the Artisan Village Foundation who were both present to give an update on the proposed plans for the Artisan Village and their need to come up with funding sources.

Mr. Jack Malpass gave a brief summary on when the Foundation took ownership of the building on January 1st, 2015, and the lease purchase agreement with the Coolidge Unified School, which allows the pay-off of \$273,000 to be paid through a graduated-lease payment over the years, stating their first balloon payment of \$90,000 will be due after four (4) years. He advised that currently, there are no funding sources and that any services being rendered for the Foundation are being performed through pro-bono services. There was discussion.

Mr. Malpass then discussed the plans of the Foundation to include looking at future income streams to include commercial businesses such as a coffee or deli café which will lease on the property and generate revenues; that the City of Coolidge is currently funding about \$15,000 for the Performing Arts Center to help maintain that building; to look for funds which will generate more funds to not only pay for expenses, but, to create a sustainable amount of money; to look at other income streams, such as renters, maker spaces, and seminar and workshop uses; and to possibly solicit for some corporate sponsors. There was discussion.

Mr. Malpass then continued his discussions on the operating and maintenance costs for renovations that will need to be made to the old (North School) building, stating currently there are two (2) committed businesses and two (2) proposed businesses interested in leasing at the Artisan Village, which would require the Foundation to make the repairs before leasing to the

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businesses. Ms. Lynn Parsons also advised of their plans to move the Chamber Office to the Artisan Village, which will make them more centralized, stating this will also require some operating and maintenance costs. There was discussion.

Member Nulton inquired about possible bonding through the IDA Board to assist the Artisan Village. G.M. Director Miller advised this option would have to be looked into further. There was discussion.

There being no further discussion. Member Platt made a **MOTION** to grant \$30,000 to the Performing Arts Center on behalf of the Artisan Village Foundation for building tenant improvements, permanent signage, and to look into possible IDA bonding for the future. **SECOND** was made by Member Nulton and passed unanimously.

**Reports from the Growth Management
Director:**

***Pinal/Mesa Annexations Update – IPAZ
(Inland Port of Arizona)***

G.M. Director Miller gave a brief update on the recent approvals of the Pre-Annexation and Development Agreements (PADA's) for Ensendero and Sunshine Farms 320, and the recent adoption of the Pinal Mesa I and Pinal Mesa II annexations, stating there is still a 30-day waiting period for oppositions; that both annexations add 13-miles of annexed land into the City; and that now the both PADA's and annexations are complete, the City is ready to move forward by working with the developer to begin working on the proposed Inland Port of Arizona (IPAZ), by looking into possible IDA bonding and other funding sources. There was discussion.

Phoenix Mart Update

G.M. Director Miller gave a brief update on the Phoenix Mart, stating the project is still moving along with some complexity issues,

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such as; visa's not being issued in a timely fashion, meeting the requirements of E.D. #2 Electrical, and meeting the requirements of the sewer expansion, but, that the project is moving forward. There was discussion.

Call to the Public:

There were no comments made by the public.

Adjournment:

There being no further business. **MOTION** was made by Member Platt to adjourn the meeting at 5:54 p.m. **SECOND** was made by Secretary/Treasurer Woodbury and passed unanimously.

President

Attest:

Recording Secretary