

Semi-Annual Meeting
January 27, 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 5:15 p.m. Those present in addition to President Garrett were Members Neil Woodbury, 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, and City Clerk Norma Ortiz.

Pledge of Allegiance

The Pledge of Allegiance was led by President Garrett.

Approval of Meeting Minutes – January 9, 2014.

The Board considered approval of the meeting minutes for January 9, 2014. There was no discussion. *MOTION* was made by Member Platt to approve the Meeting Minutes for January 9, 2014. *SECOND* was made by Member Nulton and passed unanimously.

Election of Officers.

President Garrett asked for nominations for Election of Officers for 2015. Member Platt moved to nominate Jim Garrett for President. There being no further nominations, *MOTION* was made by Member Platt to elect Jim Garrett as President for 2015. *SECOND* was made by Member McHugh and passed unanimously.

President Garrett moved to nominate Ray Murrieta as Vice-President. There being no further nominations, *MOTION* was made by President Garrett to elect Ray Murrieta as Vice-President for 2015. *SECOND* was made by Member Platt and passed unanimously.

Member Nulton moved to nominate Neil Woodbury as Secretary/Treasurer. There being no further nominations, *MOTION*

Semi-Annual Meeting
January 27, 2015
5:00 p.m.

was made by Member Nulton to elect Neil Woodbury as Secretary/Treasurer for 2015. *SECOND* was made by Member Platt and passed unanimously.

Old Business:

There was none.

New Business:

Budget Report – Lisa Pannella, Finance Director.

G.M. Director Miller gave a brief review of the Financial Report for the Industrial Development Authority Fund through June, 2014, stating the IDA Board currently has \$66,895.57 in carryover funds. There was discussion.

Discuss potential use of IDA Funds for qualifying projects.

G.M. Director Miller advised that with the current funds available in the IDA Fund, the Board should consider using funds for economic development projects, such as; improvements in the downtown, and future development of the Artisan Village, which could include a coffee, sandwich, and pastry shop, and a gallery to name a few. There was discussion.

Member Nulton was in agreement that the IDA Board should participate in the development of the Artisan Village by offering tenants an incentive for their businesses, and also to use some funds to implement an improvement program for the downtown by offering businesses a \$500 incentive for exterior improvements to their buildings. Member Nulton then recommended setting aside funds for the following projects:

- \$10,000 – for the development of the Artisan Village;
- \$10,000 – for tenant improvements in the Artisan Village; and
- \$10,000 – for tenant improvements in the downtown.

Semi-Annual Meeting
January 27, 2015
5:00 p.m.

City Clerk Ortiz advised the Board that this recommendation would require action from the Board, recommending that this item be brought back at a later date for consideration. The Board was in agreement and continued their discussion on other potential uses of IDA funds to include a signage board to announce promotions and presentations; the possibility of businesses raising funds to match incentive for improvements; and the possibility of the City's Museum being moved to the Artisan Village. There was discussion.

**Reports from the Growth Management
Director:**

Update on Randolph Road Project

G.M. Director Miller gave an update on the Randolph Road Project, stating the City was previously awarded \$369,000 through the Arizona Commerce Authority to help fund this project; that requests for proposals were going out this week; that the project is expected to be completed by the first of July, stating the delays in this project have been due to studies on the turning lanes, but that the project will move forward; and advised that P.W. Director Struble inquired about Highway Safety Improvement Program (HSIP) funds which will cover the cost of the turning lanes and curbing. There was discussion.

Artisan Village of Coolidge Update

G.M. Director Miller gave a brief update on the Artisan Village, stating weekly meetings were taking place with at least 30-40 individuals attending; that different artists were coming out of the woodwork, for example a professional photographer, along with many artist performances at the Performing Art Center, stating this project is blossoming, but there is still a lot of work to be done. There was discussion.

Semi-Annual Meeting
January 27, 2015
5:00 p.m.

Central Avenue Project Update

G.M. Director Miller gave a brief update on the Central Avenue Project, stating it is still proceeding; that Council currently approved the design concept; that the project is scheduled to begin this summer; that this will be a great improvement to the downtown with new amenities; and that the street width will be wider than Coolidge Avenue, but, the sidewalks and crossings will be pedestrian friendly. There was discussion.

Main Street Project Update

G.M. Director Miller gave a brief update stating the kick-off meeting for the Main Street Project was already held and that many ideas were shared for possible amenities and businesses along Main Street. There was discussion.

Arizona Blvd. Beautification

G.M. Director Miller gave a brief update on the Arizona Boulevard Beautification Program, stating projects continue to move along Arizona Boulevard with the most recent project at the corner of Arizona Boulevard and Harding Avenue which will allow for a directional sign to be installed for the Museum; that their goal is to “Do Something Positive to Make a Difference”, advising that the next project will be in front of the Coolidge Police Department. There was discussion.

Airport Update

G.M. Director Miller and City Manager Flatley gave a brief update on matters at the Airport to include the recent denial by City Council with a 5 to 2 vote to not place the new fuel tanks below ground, but instead would prefer them above ground; that according to the Arizona Department of Environmental Quality (ADEQ), the tanks are out of compliance and must come out of the ground, stating staff will be meeting with the contractor to prepare a new scope of service to place the tanks above ground; that two new hangars have been constructed by Charlie Recker with Coolidge Aviation;

Semi-Annual Meeting
January 27, 2015
5:00 p.m.

that there are plans for Coolidge Aviation and International Air Response to build a new large hanger; that improvements were made by Complete Parachute Solutions to the abandoned taxiway in exchange for rental credits; and that our Airport is very busy and a tremendous asset for the City. There was discussion.

Stinger Bridge and Iron Expansion

G.M. Director Miller gave a brief update on the site plan submitted to the City for the Stinger Bridge and Iron Expansion. There was discussion.

Bright Industries Expansion

G.M. Director Miller gave a brief update on the Bright Industries Expansion stating the facility was recently toured by Representative Ann Kirkpatrick; that improvements were made to the parking lot; that their site plans were in place to build out; and that the City is in the process of selling them 10 additional acres for their expansion. There was discussion.

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

G.M. Director Miller gave a brief update on the Pinal/Mesa Annexations, stating the City is currently working with Pinal Land Holdings, the City of Mesa, Walton International, and Mr. Stacy Brimhall to complete Pre-Annexation and Development Agreements, to include two (2) large annexations, a proposed inland port, which will place Coolidge in a competitive advantage and will place Coolidge within 5-miles of I-10. There was discussion.

Call to the Public:

There were no comments made by the public.

Adjournment:

G.M. Director Miller wrapped up the meeting with a brief report on the local bakery's plans to expand their business, the new site plans for the McDonald's Restaurant, the new site plans for the Day Auto (Napa) Store, the new site plans for a larger Circle K next to the Walgreen's, and

Semi-Annual Meeting
January 27, 2015
5:00 p.m.

his recent discussions for two new possible restaurants, such as a Denny's and Panda Express.

President Garrett set the next meeting for February 24th at 5:00 p.m. to consider IDA Funds for qualifying projects.

There being no further business. *MOTION* was made by Member Platt to adjourn the meeting at 6:17 p.m. *SECOND* was made by Secretary/Treasurer Woodbury and passed unanimously.

President

Attest:

Recording Secretary