

**Minutes  
of the  
Regular Meeting of Board of Directors of  
The Industrial Development Authority of the County of Gila  
(the “IDA”)**

Date: Monday, October 17, 2016 at 10:00 a.m.

Place: Gila County Courthouse  
Supervisors’ Hearing Room  
1400 E. Ash Street  
Globe, AZ

Presiding: Cliff Potts

Present: Fred Barcon, Mac Feezor, Bob Pastor, Bill Bennett, Stan Gibson, Trena Grantham, Tim Humphrey, Cliff Potts

Absent: Tim Grier

Administrative Manager: Sandy Palmer

Guest Present: Dr. Sherry Dorathy, Secretary-Treasurer Aquatic Center;  
Bill Clemmons, Mike Crabs, Roxy Hadley, and Bob Zache  
with the Tri-City Sanitary District; Jason Donofrio of Frank  
Lloyd Wright Taliesin School of Architecture

Fred Barcon called the Regular Meeting of the Board of Directors of the Authority to order at 10:02 a.m., noting the presence of a quorum.

**PRESENTATIONS**

- I. INFORMATION/DISCUSSION/ACTION AS DETERMINED RELATING TO THE PRESENTATION OF THE COBRE VALLEY REGIONAL AQUATIC CENTER. DR. SHERRY DORATHY, SECRETARY-TREASURER.

Dr. Dorothy provided commentary for the PowerPoint CVRAC presentation. Studies for the Aquatic Center were paid for by Gila County, City of Globe, and the Southern Gila County Economic Development Corporation.

Dr. Dorothy highlighted site analysis, site selection, results of the studies, forming a taxing district, and the benefits an aquatic center would have on obesity, health problems, drug use, crime rates, unemployment rate, as well as increasing property values. The two sites being considered: Site A: Mc Spadden hilltop property; Site B: BHP property near the hospital. Pros and cons for each property were discussed.

Discussion ensued.

The speculated cost to build the Aquatic Center range between 7-8 million. Dr. Dorothy mentioned the group is looking into various grants. They're trying to be resourceful with costs, and soliciting community feedback.

II. INFORMATION/DISCUSSION/ACTION AS DETERMINED RELATING TO THE UPDATE ON THE EPA BROWNFIELDS GRANTS, SAN FRANCISCO WORKSHOP, AND APPOINTMENT OF AN EPA ADMINISTRATOR. FRED BARCON.

Fred Barcon provided an overview of the EPA workshop in San Francisco. He highlighted how the Brownfields Assessment Grant opens the door to numerous grant programs. The IDA can develop the community without any cost to the taxpayers. Public awareness and support will help establish trust.

The EPA grant requires an IDA Board member to act as Administrator-Signatory.

Discussion ensued.

On motion made by Bob Pastor and seconded by Tim Humphrey, Fred Barcon was appointed as Brownfields Grant Administrator by a vote of (8-0).

Bob Pastor suggested Fred Barcon assemble a Brownfields Committee and make recommendations to the IDA Board.

III. INFORMATION/DISCUSSION/ACTION AS DETERMINED RELATING TO THE UPDATE ON TRI-CITY REGIONAL WASTEWATER. BOB ZACHE.

Bob Zache, President of the Tri-City Sanitary District, stated that 70% of homes in the Tri-City area are not functional or are in danger of failing. EPA outlawed septic systems in the 1970s. There are numerous issues with contamination and unsafe conditions in the Tri-City area. Multiple homes are on the verge of being condemned.

The sanitary group formed in 1982. The group has tried to reach an intergovernmental agreement with Town of Miami but were unable to come to terms. Tri-City is now pursuing their own plant.

Discussion ensued.

Bob Zache stated the Tri-City group needs money to continue the process. They also need a letter of support asking USDA to move the project forward. USDA is sitting on the project, trying to make the Tri-City group work with Town of Miami. Tri-City is at an impasse with the Town of Miami and would like to build their own plant.

Bob Pastor asked about the City of Globe.

Bob Zache replied that's coming, phase 3 or maybe phase 2. The water drains to the City of Globe.

Discussion ensued.

On motion made by Tim Humphrey and seconded by Fred Barcon, motion to write a letter in support of the Tri-City Wastewater Project passed by a vote of (8-0).

IV. INFORMATION/DISCUSSION/ACTION AS DETERMINED RELATING TO THE UPDATE ON THE FRANK LLOYD WRIGHT (FLLW) TALIESIN SCHOOL OF ARCHITECTURE FOUR-YEAR STUDIO PROJECT. JASON DONOFRIO.

Jason Donofrio handed out an annual report featuring the School's accomplishments to date and proposed direction moving forward.

FLLW has added an Introduction to Globe-Miami course to their curriculum, in which students will learn about the area. They will collect data by getting to know the community and

community members. The first year will be spent on Broad Street in Globe, Miami the following year, and will wrap up back in Globe for the last year.

FLLW is pleased with the accomplishments they made during the first year of the Studio-Project. The students explored the community and asked why certain problems exist. This culminated in public display at Bullion and CVCA. FLLW decided it was important to get community feedback. They collected feedback and put together a second display.

Jason Donofrio said one of the biggest missteps was trying to get community feedback. They discovered that ten people would provide ten different opinions. FLLW decided to select the projects based on merit historical significance, geographic significance, and architectural significance.

#### Project 1:

Miami Library: A month or more was devoted to the design of the project. In the end, the community determined the design was too ambitious, and there were no funds to execute the project.

#### Project 2:

Housing: FLLW put a two-month strategy together to showcase the use of shipping containers as an affordable housing option.

Fred Barcon mentioned that as a contractor you need a scope of work before beginning a project. FLLW has not provided a scope of work. Fred Barcon reminded Jason Donofrio that he promised a scope of work by January 2016, and asked what happened to that promise.

Fred Barcon continued, highlighting the Miami Library as an example. FLLW designed a multi-million-dollar design for a project they were told had a budget of zero dollars. There is no money to execute that design. The plan sits on a shelf, that was not the best use of your time and our money. An approved scope of work would have prevented that misstep.

Jason Donofrio said the presentation he handed out is the scope of work. Jason continued, we've never been here before, we can't develop a scope of work for somewhere we've never been. That wouldn't have been responsible for us to present a scope without knowing this area. We can't be expected to produce a scope of work in nine months.

On the library, Donofrio continued, FLLW was given the project and did what they were asked to do. From FLLW's perspective, it was a successful project.

Fred Barcon said to provide a scope of work; you must do your due diligence. A scope of work is always provided upfront on new projects. It's what guides the project, defines expectations, and measures results.

Jason Donofrio replied that FLLW is not an architecture firm, they're a school. There are services they can't provide.

What FLLW promised is a design project, Donofrio said. FLLW promised to actively work with the community. In the academic realm, we're fulfilling our promises. In the community, we are upholding our end.

Discussion ensued.

Fred Barcon suggested the IDA Board take a step back and assess the merit of the project, discuss why the money was pledged in the first place, and what the expected outcomes should be before proceeding with the commitment.

Bob Pastor said there is a lot of potential in the project. He agreed with Fred Barcon; the IDA needs to reevaluate the FLLW project and fight for the community to make sure what was promised by FLLW is delivered. He underscored the frustration and the displeasure the community will feel over promises left unfulfilled.

Trena Grantham said the two presentations she attended there was an emphasis on increasing tourism through the FLLW Studio Project. FLLW stated they receive over 100,000 visitors per year and many would be interested in seeing the Globe-Miami project. The community would receive a return on investment through tourism revenue. Trena Grantham asked, at what point will people be coming to see the projects?

Jason Donofrio said that's not totally up to FLLW. They're producing the designs. It will be up to the building owners to pay for the implementation of the designs. FLLW needs to come up with a plan on how to market the project. The Chamber has not been cooperative and has handicapped progress. FLLW cannot be held responsible for the Chamber's inefficiency.

Fred Barcon stated that due to the disparity between what was promised by FLLW during the fundraising campaign and the progress FLLW has made to date, coupled with the promises made by FLLW that they now claim they cannot fulfill, the project is certainly not worth \$200,000. The IDA works too hard to sustain itself; this project is not the best use of IDA funds.

Fred Barcon made a motion to contact an attorney for legal advice. Without a second, the motion failed.

Bob Pastor said he would like to investigate further to see if the project can be salvaged.

Mac Feezor requested records from the FLLW Advisory Committee meetings, including timelines and feedback from Advisory Committee members.

Fred Barcon asked Jason Donofrio if the pledge was a legally binding document. A contract based on promises made during the fundraising campaign in exchange for a financial commitment.

Jason Donofrio responded that it is not a contract for services. FLLW is not an architecture firm. It was a commitment made to save the school. Period. Because, after all, how can FLLW do anything for Globe-Miami if they're no longer in existence.

Jason Donofrio continued by saying he's not a legal representative of the school, but they're not in the business of suing people. Each party can either uphold their commitments, or not. FLLW plans to continue upholding their end.

Discussion ensued.

Cliff Potts said he hopes that we can find a way to get the project back on track and work toward the desired end.

### **ADMINISTRATIVE REPORTS**

1. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE BOARD HELD ON JUNE 20, 2016.

On motion made by Stan Gibson and seconded by Fred Barcon, the minutes of the Regular Meeting held on June 20, 2016, were approved as submitted.

2. APPROVAL OF THE TREASURER'S REPORT FOR SECOND QUARTER 2016.

On motion made by Bob Pastor and seconded by Stan Gibson, the Treasurer's Report for second quarter 2016 was approved as submitted.

3. INFORMATION/DISCUSSION/ACTION AS DETERMINED RELATING TO THE TASK LIST.

The Board read over and discussed the Task List.

### **ANNUAL OFFICER ELECTIONS**

4. INFORMATION/DISCUSSION/ACTION AS DETERMINED RELATING TO THE APPOINTMENT OF IDA BOARD PRESIDENT, VICE PRESIDENT, AND SECRETARY-TREASURER.

Cliff Potts thanked the IDA Board for making his tenure as president so enjoyable. He declined the prospect of another term and stated that if Mac would accept he would do an outstanding job leading the IDA.

On nomination made by Cliff Potts and seconded by Fred Barcon, motion to appoint Mac Feezor as IDA Board President for the 2016-2017 term passed by a vote of (8-0).

On nomination made by Bob Pastor and seconded by Tim Humphrey, motion to appoint Fred Barcon as IDA Vice President for the 2016-2017 term passed by a vote of (8-0).

On nomination made by Bob Pastor and seconded by Fred Barcon, motion to appoint Stan Gibson as IDA Secretary-Treasurer for the 2016-2017 term passed by a vote of (8-0).

## **COMMUNICATION TO AND FROM THE BOARD**

### **5. CURRENT EVENTS**

Cliff Potts and Mac Feezor highlighted the progress on the Rim Country broadband project.

### **6. CALL TO THE PUBLIC**

John Bejarano detailed the fact-finding mission he was on regarding a new business in the Wheatfields area and how it pertains to Arizona Water Company.

Cliff Potts stated that the IDA doesn't have a lot of experience with working with Arizona Water, but would try to find out more and add the item to a future agenda if Mr. Bejarano was interested.

Bob Pastor mentioned his travels and noted how tourism revitalizes small communities. He said copper mines are interesting to people and worth highlighting in tourism efforts.

Cliff Potts pointed out that the IDA can be of service to the community by having an outstanding website featuring restaurants, businesses, pictures, maps, etc.

### **7. ADJOURNMENT**

With no further items to come before the Board, on motion made and duly seconded, the meeting adjourned at 12:25 p.m.