

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

Date: Friday, July 16, 2021, 10:00 a.m.

Place: Gila County Courthouse, 1400 E Ash Street, Globe
Payson Complex, 610 E. Highway 260, Payson, AZ

Presiding: Bob Pastor and Mac Feezor

Present: Bob Pastor, Stan Gibson, Lisa Brazil, Mac Feezor,
Udon McSpadden, Cliff Potts, Tim Grier

Absent: Bill Marshall, Jill Wilson

Administrative Manager: Sandy Palmer

ITEMS FOR INFORMATION/DISCUSSION/ACTION

- I. CALL TO ORDER. Mac Feezor called the regular meeting of the Industrial Development Authority of Gila County to order at 10:03 a.m. noting the presence of a quorum.
- II. INFORMATION/DISCUSSION/ACTION regarding the IDA’s mission to spur economic growth and improve quality of life, and the impact of the TRSD project on the Globe-Miami area.

Lisa Brazil began by providing an overview of the Tri-City Regional Sanitary District (TRSD) project and mentioned the complaints she has been receiving from multiple concerned residents of the district regarding the TRSD Board’s refusal to acknowledge or address resident’s concerns, their lack of transparency, and insistence on pushing forward with a third wastewater treatment plant, without providing evidence or rationale to support building a third multi-million dollar plant within a mile of an existing plant that has excess capacity.

Lisa Brazil noted that the TRSD Board still has not conducted a proper population count and Median Household Income (MHI) survey. Without an accurate survey, there's no way of knowing how much the residents can reasonably afford. That survey is a critical component that should have been conducted years ago.

Discussion ensued.

Lisa Brazil highlighted the adverse impact the third treatment plant would have on the Tri-City District and the community.

Cliff Potts provided an overview of the Town of Payson's wastewater treatment plant project that includes a community lake, it was built with grants and bond funds.

The project utilized creative financing and great management. It supplies water for the lake and grounds around it, agreements with local golf courses to direct effluent for best use before being sent down stream.

Cliff Potts mentioned that the TRSD Board came to the IDA for assistance five years ago. The IDA became a lightning rod, several entities turned against us and told us we have no business getting involved with the project.

Lisa Brazil responded that the IDA should be a lightning rod on critical issues that have significant impact on the community and residents, especially when there's financial hardship to residents and a crippling impact on the economy.

Cliff Potts replied that there's a lot of players in the area, and they all have their own ideas on how things should go. We have struggled to build any cohesive effort to move this forward. Communication is vital and fundamental; however, if the entities are not interested in coming together, it crumbles. It's going to take real leadership to bring the factions together. Bring some of the key players together to get an overall consensus with the leadership.

Lisa Brazil said she believes a grassroots effort is necessary. The residents need a voice, there is strength numbers and their voice needs to be heard. It's impossible to spur economic growth and enhance quality of life in Globe-Miami, while turning a blind eye to the impacts of the TRSD project.

Discussion ensued.

Robert Pastor, a resident of TRSD, said he got frustrated attending the TRSD meetings due to the lack of information and lack of transparency from the TRSD Board and engineer.

Robert Pastor suggested forming a steering committee with concerned TRSD property owners.

On motion made by Lisa Brazil and seconded by Bob Pastor, motion to form a steering committee and launch an educational community outreach campaign to provide TRSD residents factual details regarding the project, and allow an opportunity to voice questions and concerns.

Motion passed by a vote of (6-1) with Tim Grier opposed with the opinion that it could produce a heavy work load on staff.

III. INFORMATION/DISCUSSION/ACTION regarding Arizona Commerce Authority's Site Selector request process and Gila County's database needs.

Sandy Palmer briefed the Board on the ACA's site selection process and highlighted Gila County's need for a data base to be able to respond to the inquires by the deadline.

Cliff Potts mentioned the issues with private property and underutilized space, and that the project would be staff intensive.

Bob Pastor made the point that water is going to become a big issue in southern Gila County. Green industries, like solar, with less impact on infrastructure would be ideal for southern Gila County.

Mac Feezor said the countywide database would show state owned properties. With the housing shortage, the residential lots could be consolidated into larger lots for resale. Mac said he would touch base with the County Assessor for more information.

Udon McSpadden shared that he has a 40-acre property on Highway 60 that has been for sale for several years. The City of Globe said if he bulldozed the land the City would run utilities to the property. Navigating the permitting and red tape involved with running utilities has prevented him from moving forward.

Lisa Brazil stated that Udon's land is a perfect example that a data base would help identify available properties, understand the utility needs, zoning modifications, combining parcels, etc. in order to advance economic growth.

On motion made by Cliff Potts and seconded by Mac Feezor, motion to take a countywide data base project under advisement passed by a vote of (7-0).

- IV. INFORMATION/DISCUSSION/ACTION regarding the task list and current project update.

Sandy Palmer provided an update on the current state of projects as detailed on the task list.

ADMINISTRATIVE REPORTS

- V. Approval of the minutes of the Regular Meeting of January 28, 2021.

On motion made by Cliff Potts and seconded Bob Pastor, motion passed by a vote of (7-0).

- VI. Approval of the Treasurer's Report for first and second quarter 2021.

Cliff Potts said that the Board needs to hold a strategic planning retreat to shepherd funds and think about money-making initiatives.

Tim Grier agreed that the Board needs to take a look at expenditures and life expansion.

On motion made by Bob Pastor and seconded by Tim Grier, motion to approve the Treasurer's reports, and schedule an upcoming strategic planning retreat, passed by a vote of (7-0).

COMMUNICATION TO AND FROM THE BOARD

- VII. CURRENT EVENTS

Mac Feezor mentioned that Sparklight's second course fiber arrived in Payson. Some of the businesses have received the benefit. Prior to the Sparklight fiber, no

one, not even Town of Payson knew where all the fiber was buried around town. That impeded the ability to do planning for economic growth. The fiber run also allows for much-needed mapping.

Mac Feezor invited the Board to the park ground breaking ceremony on July 22nd at 11:00 a.m.

VIII. CALL TO THE PUBLIC

IX. ADJOURNMENT

On motion made and duly seconded, meeting adjourned at 11:11 am.