

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

Date: Tuesday, April 23, 2023

Place: Tonto Basin Chamber of Commerce
45675 N. Hwy. 188, Tonto Basin, AZ. 85553

Presiding: Mac Feezor. Mac welcomes Board to Strategic Planning Meeting.

I. Call to Order at 9:25 am., with a Board quorum.

II. Roll Call: Present: Mac Feezor, President; Joseph Heatherly, Vice-President; Robert Pastor, Secretary-Treasurer; Cliff Potts, Member; Janette Herrera, Member; Jill Wilson, Member; Shelby Borrowdale, Member, Udon McSpadden, Member.

Absent: Timothy Grier, Member

III. IDA HISTORY; Cliff Potts; Shares the role of the Industrial Development Authority; expanding economic development through Bonding and various other tools to service County commercial enterprises. Gives history of the creation of IDA Charter in 1972 and funding source through Gila County. Discussion of Board; current Discover Gila County and IDA website; becoming a conduit with other development agencies; concerns with funding/bonding and staffing; IDA loan application process.

Past projects the Board has funded; Special event in Pine, AZ, several loans to businesses in Southern Gila County and various project that IDA staff partnered with other agencies; Brownfield, Water issues in Southern Gila County and various other partnerships.

Mac Feezor shares history and current process with Internet connectivity for the Payson community and surrounding areas. This project is a major driver for economic development and public safety for Payson.

ADMINISTRATIVE REPORTS

IV. INFORMATION/DISCUSSION/ACTION: Approval of minutes of February 21, 2023. Motion to approve by Cliff Potts. Seconded by Joe Heatherly. Motion passed unanimously. Jill Wilson abstained.

V. INFORMATION/DISCUSSION/ACTION: Approval of the Treasure Report as of March 2023. Motion to approve by Mac Feezor. Second by Jill Wilson. Motion approved unanimously.

VI. INFORMATION/DISCUSSION/ACTION: Request approval to purchase a software protection application for IDA Secretary-Treasurer laptop. VIPRE software base price is \$60.49 per year. Robert Pastor informs Board that the IDA laptop needs to have a software protection in place to access bank account and provide account review access for IDA Accountant Ms. Daniels. Motion to approve by Cliff Potts. Second by Udon McSpadden. Motion passed unanimously.

PROCESS; SWOT (Strength, Weakness, Opportunities, Threats) Robert Pastor, Facilitator

Strengths: Diverse group on the Board; private businesses owners, government employees/administrators, Realtors, long term residents of county and leaders for other county groups.

Weakness: Lack of staffing, knowledge of the bonding process; IDA application process; limited existing funds in bank accounts. Can not work with City of Globe Senior Center Rehabilitation Project. (Next meeting agenda item), need Open Meeting Training/Refresher for Board Members.

TASK ASSIGNMENT: (Details, see Task Sheet page 3)

- Staffing Process; Joe Heatherly and Jill Wilson
- Bonding Process: Joe Heatherly and Bob Pastor
- Loan application example: Shelby Borrowdale

Opportunities: Rehab work; Brownfield Project; Residential property sewer concerns and making property safe/affordable housing infrastructure to provide a county tax base; workforce training and providing employment; Contact others that have knowledge in the Bonding process. Hire staff to research and get smaller funding sources. Staff that can be an administrator for grants. Use a National Park Tourism Model to attract folks interested in our mining history. (Create a look-out area that overlooks the Sleeping Beauty site). City of Globe project for strip mall at old drive-in property.

TASK ASSIGNMENT: (Details, see Task Sheet page 3)

- Contact County Manager, Mr. James Menlove; Mac Feezor and Bob Pastor

Threats: Running out of funds to support businesses opportunities, expired 501C3 classification.

TASK ASSIGNMENT: (Details, see Task Sheet page 3)

- Reapply for 501C3; Mac Feezor

VII. Call to Public: None

VII Adjournment: Board discussion of date for next meeting, tentative set for June 13th, Payson. Meeting adjournment at 2:00 pm.

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TASK LIST FOR IDA, 4-25-23

1. Staffing Process; Joe Heatherly and Jill Wilson:
 - Part Time, Full Time, Contract, retired/local, present options.
 - Job descriptions: See past model created by Sandy Palmer (NOTE; Bob forwarded job listing created by Sandy)
 - Salary Structure; 50K? Scale based on results?
 - Skills: Computer, Bonding/Grant writing, networking with other agencies.
 - Report back to Team, June 13, 2023. Tentative date.
2. Bonding Process: Joe Heatherly and Bob Pastor

- Contact Kutak-Rock; reach out for initial contact; start the process.
- Contact Sandy Palmer for past history on this process
- Report back to Team, June 13, 2023. Tentative date.

3. Contact County Manager, Mr. James Menlove; Mac Feezor and Bob Pastor

- Discuss clerical/staffing support for IDA.
- Request office space for staff
- Report back to Team, June 13, 2023. Tentative date.

4. Reapply for 501C3; Mac Feezor

- Mac to consult with Tim Grier.
- Mac understands the application process, the expense is in the public notice process.
- Report back to Team, June 13, 2023. Tentative date

5. Loan application example: Shelby Borrowdale

- Present a generic and an IDA application.
- Report back to Team, June 13, 2023. Tentative date

6. Visit IDA Web Site: All; www.gilacountyida.org

7. Parked Tasks: No assignment

- How do other IDA's operate?
 - Get their models/goals (NOTE) Cliff did email Phoenix IDA presentation to all)
 - Need guidelines on application process.
- Look at the Gila County Golf LLC application with IDA, 2018
- Open Meeting Training for those requesting.

- Tourism ideas: Dude Ranch, Sleeping Beauty Mine look-out, old town sites model.