

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

Date: Friday, December 17, 2021, 10:00 a.m.

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

Presiding: Mac Feezor

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

Absent: Bill Marshall, Jill Wilson, Stan Gibson

Administrative Manager: Sandy Palmer

ITEMS FOR INFORMATION/DISCUSSION/ACTION:

I. CALL TO ORDER

Noticing the presence of a quorum, the meeting was called to order at 10:03 am.

ITEMS FOR DISCUSSION/ACTION

II. INFORMATION/DISCUSSION/ACTION update regarding the status of the TRSD project and subcommittee efforts. Lisa Brazil.

Lisa Brazil provided an update on the status of the TRSD project, mentioning that BHP pulled out of the land lease discussions due to a few deaths on BHP property in another state.

TRSD has spent ten years and hundreds of thousands of dollars to build a plant on land they didn't own or have a lease on. This is the exact reason that USDA guidelines state that districts must own or have a hundred-year lease on the land before designing a project.

Miami Gardens has petitioned and successfully pulled out of the TRSD district. For starters, Miami Garden's never should have been included in the TRSD district and the TRSD Board and engineer know this.

Bob Pastor expressed concern over the TRSD Board seeking land to build a third wastewater treatment plant. TRSD needs to reengage in conversations with the Town of Miami and work toward a more cost-effective solution.

Cliff Potts agreed that a regional approach should be discussed, as that's typically the best option in situations like this; however, the IDA has tried this approach in the past without much success. It appears there are factions within the community that do not want to pursue a regional approach.

Cliff Potts said perhaps the IDA can facilitate and bring together leaders and stakeholders to sit down and discuss a regional approach. Cliff mentioned the Town of Payson's collaborative structure, but cautioned that it takes willing participants to yield a successful outcome.

Lisa Brazil mentioned that the TRSD Board approached the IDA for assistance to advance their project over five years ago. The IDA has hosted meetings with leaders and stakeholders with the intention of discussing partnership and cost-effective solutions. The TRSD Board and staff refuse to participate in discussions. The residents of the Tri-City district voted in favor of pursuing a partnership with Town of Miami in 2015. The residents' vote should carry the regional partnership discussions forward.

Bob Pastor mentioned the City of Globe got a large grant for the community center through forming a collaborative partnership. Perhaps our subcommittee could encourage a coming together in collaborative way as a regional partnership.

Cliff Potts said the IDA is in a unique situation being a regional, separate sub-division of the State. Perhaps the IDA can investigate what alternative measures and potential solutions are available, in order to facilitate a solution.

Bob Pastor said that infrastructure is a big concern for the new administration. This is a good time for the federal departments to take a closer look at this project. The residents of this district have the right to vote, and have the right to be educated on exactly what the TRSD Board is doing and how much it's going to cost them. Voters need to be educated on all options to fix the sanitation issues and vote in favor of the best option.

Mac Feezor asked what would be done for community outreach.

Bob Pastor and Lisa Brazil mentioned outreach and educational efforts to raise awareness that there is another option to fix the sanitation issues. Now that TRSD is

without land to build the third plant, the project is back at square one with redesigning. This is the time to explore and discuss all options and give residents their right to vote.

On motion made by Lisa Brazil and seconded by Bob Pastor, motion to support the subcommittee to work, on behalf of the IDA, to facilitate discussions on forming a regional sanitation district and conducting community outreach that would allow Tri-City residents the right to be properly educated on all options and to vote on the project. Motion passed by a vote of (5-1) with Tim Grier expressing concern over the burden of time placed on staff and contention surrounding the issue.

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

Sandy Palmer highlighted a County in New Mexico that created a commercial and industrial database system similar to what the IDA had discussed at the last meeting.

Udon McSpadden mentioned that having a database with available property that could be used promptly with all pertinent information including zoning, regulations, location of utilities- this information would take a great deal of time to find if the property owners or potential buyers go through the current channels.

For example, Udon mentioned, his land that is in the middle of Globe-Miami spans 14-acres of highway frontage. He said it's been difficult to get utilities to the property, 30 years later, his land is still without utilities despite his willingness to pay to run utilities to the land. Udon continued; the red tape is too much for an individual. An effort like this needs the cooperation of the municipality or county to help expedite the process.

Lisa Brazil agreed and suggested that one central data base adds another layer of accountability as the site garners attention and attraction from outside the community.

Cliff Potts said utilities and property owners are constantly changing. Payson did a similar database it 25 years ago. Comparing one property to another or one area to another is really difficult. It's not a static snap shot, it's a moving, fluid process. If we put our time and resources into it, we have to make sure it's sustainable.

Udon McSpadden asked for feedback from the New Mexico group regarding their database and presentation of findings to determine if the IDA would consider advancing this project.

Action item: Sandy Palmer to follow up with New Mexico group to solicit their feedback regarding pros and cons, efforts to keep the database up-to-date, and circulate the link of the New Mexico website to the IDA Board members.

IV. INFORMATION/DISCUSSION/ACTION regarding working with Wilson & Company to pursue an EDA grant for the college and trade school projects in Payson and Globe-Miami.

Sandy Palmer provided an update on trade school steering committees' conversations and the group's desire to advance the project and seek funding.

Udon McSpadden mentioned that Ford Motor Company has training available, financial assistance as well as the technical training and equipment.

Cliff Potts mentioned that there are several moving parts to a project of this magnitude and it's premature to make a motion to pursue EDA grants at this time. Cliff suggested fleshing the projects out and bringing the partners together for consensus before advancing to the next step.

On motion made by Lisa Brazil and seconded by Cliff Potts, motion to continue with exploratory steps and forming partnerships to support the trade school project. Motion passed by a vote of (6-0).

V. INFORMATION/DISCUSSION/ACTION presentation/update on the success of the Discover Gila County (DGC) website and adding the business resources and marketplace to DGC's scope of projects. Cameron Davis, Mac Feezor.

Mac Feezor highlighted the six major awards that Discover Gila County (DGC) received in the past year recognizing the impact that DGC is having on marketing Gila County. The Gila County BOS support this project. This is an ongoing project.

Cameron Davis said that DGC will have close to 130k visitors with over 13k follows, and has received a major partnership award with Game & Fish.

Cameron is currently working with Real Estate professionals in northern and southern Gila County.

The next step will be the addition of the countywide marketplace. Cameron continued, there is no other county that has even come close to accomplishing anything like what we're attempting to undertake- 6 websites and two digital apps.

Discussion on the focus and mechanics of the countywide marketplace projects ensued.

Cliff Potts mentioned that a direct focus on supporting businesses would make selling partnerships a natural step in sustaining the website.

Cliff Potts continued; the tourism website is the brainchild of the IDA. Razor Thin Media's proposal was exciting yet it was more than the IDA could underwrite. The County had to fund the project.

Udon McSpadden said if there's a return on investment for the county and the county is willing to increase their investment to underwrite the next phase of the project, that should be explored.

Cameron Davis suggested he and Mac Feezor go to the stakeholders for a soft ask, and inquire whether the county would be willing to attempt the project.

On motion made by Cliff Potts, and seconded by Udon McSpadden, a motion to prepare a Resolution of Support for the marketplace project initiative was passed by a vote of (6-0).

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

Sandy Palmer provided an update on current tasks as outlined in the task list update document.

ADMINISTRATIVE REPORTS

- VII. Approval of the minutes of the Regular Meeting of July 16, 2021.

On motion made by Bob Pastor, and seconded by Lisa Brazil, motion passed by a vote of (6-0).

- VIII. Approval of the Treasurer's Report for third quarter 2021.

On motion made by Bob Pastor, and seconded by Udon McSpadden, motion passed by a vote of (6-0).

COMMUNICATION TO AND FROM THE BOARD

- IX. CURRENT EVENTS
- X. CALL TO THE PUBLIC
- XI. ADJOURNMENT

On motion made and dully seconded, the Regular Meeting of the IDA adjourned at 11:22 a.m.