

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

Date: Monday, December 12, 2016 at 10:00 a.m.

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

Presiding: Mac Feezor

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

Absent: Tim Humphrey

Administrative Manager: Sandy Palmer

Guest Present: Tod Whiter, Allwyn Environmental  
Woody Cline, District 3 Supervisor-Elect

Mac Feezor called the Regular Meeting of the Board of Directors of the Authority to order at 10:03 a.m., noting the presence of a quorum.

**PRESENTATIONS**

**I. INFORMATION/DISCUSSION/ACTION AS DETERMINED RELATING TO THE UPDATE ON THE EPA BROWNFIELDS HIGHWAY 60 ASSESSMENT GRANT AND UPCOMING EPA BROWNFIELDS GRANTS, ASARCO SETTLEMENT, AND HUD’S HEALTHY HOMES GRANT. TOD WHITWER, ALLWYN ENVIRONMENTAL CONSULTANTS.**

Tod Whitwer said the Brownfields Highway 60 Assessment Grant is off to a great start. The buy-in from the community is tremendous. Such demand will require another grant application. Allwyn is working with the IDA on a grant application to target properties located off Highway

60: downtown areas, industrial, and residential with community benefit (meth houses, vacant tax lien, sewage issues).

Tod Whitwer addressed the questions from the IDA Board surrounding the inclusion of residential properties. The grant will cover testing for asbestos, lead-based paint, mold, and sewage issues. The residential property would have to have a community benefit, such as cleaning a former meth house, demolition of an old vacant home to create a community park or garden, etc.

Tod Whitwer mentioned forming a coalition with Hayden, Winkelman, San Carlos, and perhaps Superior for a community-wide Brownfields Assessment grant. These smaller communities have a need for Brownfields assessment and cleanup to spur economic development, and they need assistance securing and administering a Brownfields grant.

Discussion ensued.

Discussion turned to the ASARCO settlement and HUD's Healthy Homes Grant.

Tod Whitwer explained the EPA's penalty against ASARCO. The \$6 million-dollar penalty must be used to improve Hayden-Winkelman: \$4 million for roads, \$2 million for residential lead abatement. Tod Whitwer and Sandy Palmer met with Gila County Community Services and Housing Department to discuss a redevelopment plan. If all the money is used to abate homes with lead, yet there are several other more pressing issues in the community, it would be wise to reallocate funds to get the biggest community benefit out of the ASARCO penalty. A percentage of the homes are so old, and in such bad shape, abating the lead might cost more than the house is worth. A better use of funds might be demolition and replacement.

Cliff Potts asked who within the County would manage the ASARCO redevelopment project and the HUD grant if awarded.

Tod Whitwer was informed that EPA had not handled the ASARCO settlement well, and ADEQ is not too happy about the current condition of the project. A redevelopment plan will be proposed to the Housing Department by Allwyn and Sonora Environmental Research Institute (SERI). If Housing approved the plan, it will go before the Board of Supervisors for approval. The Housing Department will manage the ASARCO redevelopment project and also apply as lead applicant on HUD's Healthy Homes grant.

**II. INFORMATION/DISCUSSION/ACTION AS DETERMINED RELATING TO THE PRESENTATION ON THE DEPARTMENT OF ENERGY'S GREEN INITIATIVES GRANT PROGRAM. DILLON CHRISTIAN LEWIS, SUNRENU.**

Mr. Lewis was unable to attend the meeting due to a family emergency. Item postponed.

**III. INFORMATION/DISCUSSION/ACTION AS DETERMINED RELATING TO THE VARIOUS GRANTS, PROGRAMS, PROJECTS, AND INITIATIVES HIGHLIGHTED DURING THE IDA'S STRATEGIC PLANNING SESSION.**

The Board reviewed the list of programs.

**a. Wastewater:**

Fred Barcon provided background on the attempt to form a regional wastewater district years ago, the feasibility study the IDA paid for, and progress on wastewater issues to date. The Tri-City Sanitation group appears to be hitting roadblocks; they asked the IDA Board for assistance in moving the project forward.

Mac Feezor highlighted the importance of infrastructure in economic development; it will either spur or cripple progress. Mac suggested getting a bid to update the feasibility study.

Stan Gibson asked to try to get the parties together to share concerns and arrive at a consensus regarding a regional approach.

Cliff Potts said he participates in Arizona Town Hall and they offer mediation services for issues such as this. They can help develop a consensus, if not a strategy.

Discussion Ensued.

On motion made by Bob Pastor and seconded by Fred Barcon, motion to apply for a USDA technical assistance grant to provide support for wastewater studies and consultants passed by a vote of (8-0).

**b. Housing:**

The IDA Board discussed the housing shortage in Globe-Miami area and the number of blighted homes tied up in tax or Access liens.

**c. Youth Programs:**

The Board discussed the need for youth enrichment programs, such as Youth Build and AmeriCorps.

Discussion ensued.

Cliff Potts suggested a countywide emphasis on a Youth Build program and asked how the IDA would fit in with the program.

Fred Barcon said the IDA could facilitate the program, bring departments and organizations together to establish the program and apply for the grant.

The IDA Board agreed the Youth Build and AmeriCorps programs were worth pursuing.

Supervisor-elect Cline thanked the IDA Board for the invitation to the meeting. He said he is especially glad to learn about the youth programs and would like to see programs such as Youth Build and AmeriCorps in Gila County.

**d. San Carlos Apache Tribe:**

Cliff Potts mentioned the IDA should continue to assist the San Carlos Apache Tribe with grants and support with housing and infrastructure needs.

**e. EDA Strategic Planning Grant:**

The Board agreed to pursue the EDA Planning grant. The IDA will facilitate the project with County Departments and qualified consultants.

**ADMINISTRATIVE REPORTS**

**IV. APPROVAL OF THE MINUTES OF THE REGULAR MEETING OF THE BOARD HELD ON OCTOBER 17, 2016.**

On motion made by Cliff Potts and seconded by Bob Pastor, the minutes of the Regular Meeting held on October 17, 2016, were approved as submitted.

**V. APPROVAL OF THE TREASURER'S REPORT FOR THIRD QUARTER 2016.**

On motion made by Stan Gibson and seconded by Cliff Potts, the Treasurer's Report for the third quarter was approved as submitted.

Tim Grier asked to have an outside audit on the next agenda for Board discussion.

**VI. INFORMATION/DISCUSSION/ACTION AS DETERMINED RELATING TO THE UPDATE ON THE IDA'S PLEDGE TO THE FRANK LLOYD WRIGHT TALIESIN SCHOOL OF ARCHITECTURE FOUR-YEAR STUDIO PROJECT.**

Fred Barcon voiced his concerns over the project. One year into the FLLW Four-Year Studio Project and FLLW has yet to fulfill a single promise made during the fundraising campaign. To add insult to injury, they insist their first year of the project exceeded expectations, and they fully expect pledges to be funded.

Cliff Potts inquired about the opinion of other funders.

Discussion ensued.

Tim Grier suggested sending notice to FLLW. The IDA does not have a signed contract and therefore is not obligated to the project or pledge.

On motion made by Cliff Potts and seconded by Fred Barcon, the IDA will send a letter to FLLW withdrawing support for the Four-Year Studio Project and cancel the IDA's pledge. A copy of the letter will be forwarded to all FLLW donors. The motion passed by a vote of (8-0).

**VII. INFORMATION/DISCUSSION/ACTION AS DETERMINED RELATING TO THE TASK LIST UPDATE.**

**a. IDA Websites:**

Board discussed the need to update and complete websites. Mac Feezor said he would assist with finding a new web designer.

**b. Broadband:**

Board discussed the need to hire a broadband consultant to compile infrastructure maps and list equipment inventory, seek funding opportunities and move the project forward.

**c. RLF:**

Update on small business loan recipients.

**VIII. COMMUNICATION TO AND FROM THE BOARD**

**IX. CURRENT EVENTS**

Fred Barcon mentioned the IDA is spending down resources to move projects and initiatives forward for the betterment of Gila County. The IDA needs to approach the County for financial assistance.

**X. CALL TO THE PUBLIC**

**XI. ADJOURNMENT**

With no further items to come before the Board, on motion made and duly seconded, the meeting adjourned at 11:56 a.m.

The meeting minutes of December 12, 2016 were approved as submitted on March 20, 2017 by a unanimous vote of (7-0) with two members absent.

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Fred Barcon, Vice President

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Date