

Minutes of City of Douglas
INDUSTRIAL DEVELOPMENT AUTHORITY
Special Meeting
August 18th, 2011

4

8

I. CALL TO ORDER: An Industrial Development Authority meeting of the City of Douglas was held at the Visitor Center, 345 16th St. Douglas, AZ 85607 on August 18, 2011. The meeting convened at 10:10 a.m.

12

II. ROLL CALL:

Present:	Daniel Ortega	Absent:	Lynn Kartchner
	Howard Henderson		Patrick Scherden
	Craig Hughes		
	Bill Thomas		
	Robert Marrufo		
	Eddie Rivera		

16

20

Staff Present: Victor Gonzalez

24

Others: Curtis Shook

28

III. APPROVAL OF MINUTES: July 21, 2011

Motion: by Howard Henderson
Second: by Robert Marrufo

32

Motion Passed: Unanimously

36

IV. UPDATE ON THE DOUGLAS PORT OF ENTRY EXPANSION PROJECT:

Mr. Gonzalez provided a status to date on the Douglas Port of Entry Expansion Project. Most recently DIPA participated at the Arizona-Sonora Border Liaison Mechanism Meeting in Nogales, AZ in which discussion was had on alternative locations for the Agua Prieta port of entry. The alternative locations would have minimal impact to the proposed Douglas Commercial POE. GSA requests the government of Mexico to conduct a Traffic Model run to the proposed facility expansion in order to identify maximum volume of vehicles that can be process. This is pending the City of Agua Prieta donation of right of way to Indaabin. Indaabin request that the City of Agua Prieta formalize land transfer process. Additionally Douglas/Agua Prieta will work to "formalize" their border crossing alternatives in Mexico, with the Mexican Intersecreterial Group.

40

44

Motion: None
Second:

48

V. UPDATE/DISCUSSION/DECISION BY REAL ESTATE COMMITTEE:

There are no issues regarding the Precept building and the B&D Lumber Warehouse to date. As a preventive measure, Byrd Contractors has been contacted in order to perform a

52 roof inspection to the B&D Lumber Warehouse. Precept Medical has provided proof of insurance certificate to the IDA.

Motion: None

56 **Second:**

VI. UPDATE ON THE PD MERCANTILE BUILDING RENOVATION:

60 The general contractor is now on site and framing has begun in the interior of the building. It is expected that the HVAC system will begin to be installed in September. Substantial renovations are expected to be completed January 2012.

64 **Motion:** None

Second:

VII. UPDATE ON LA PALOMA ACADEMY PROJECT:

68 Curbing and gutters have been completing with the paving of the parking lot still pending, weather permitting. La Paloma Academy has made its first installment payment to IDA. La Paloma is operating under a temporary certificate of occupancy.

72 **Motion:** None

Second:

VIII. CALL TO THE PUBLIC:

76 None

IX. AGENDA ITEMS FOR NEXT MEETING:

80 Real Estate Committee
PD Building Renovation Update
Douglas Regional Economic Development Corporation

84 **X. DATE FOR NEXT MEETING:**

No meeting for the month of September. October's meeting to be determined.

88 Meeting adjourned unanimously 11:00 a.m.