

**Minutes**  
**INDUSTRIAL DEVELOPMENT AUTHORITY**  
**November 9, 2016**

1. CALL TO ORDER: 11:04 a.m.

2. ROLL CALL

**PRESENT**

**ABSENT**

|                  |  |
|------------------|--|
| Patrick Scherden |  |
| Robert Marrufo   |  |
| Florencio Lopez  |  |
| Bill Thomas Sr.  |  |
| Hector Quijada   |  |
| Luis Gonzalez    |  |

**Others present:**

Michael Gutierrez  
 Vanessa de la Riva  
 Juan Pablo Flores, City of Douglas  
 Alma Andrade, City of Douglas

3. APPROVAL OF MEETING MINUTES FOR SEPTEMBER 14 AND OCTOBER 12, 2016

Motion by Robert Marrufo, second by Hector Quijada to approve the meeting minutes for September 14 and October 12, 2016. Motion passed by a vote of 6-0.

4. TREASURER'S REPORT

*J. D. A.*

11/9/16

|                                |   |                                     |
|--------------------------------|---|-------------------------------------|
| <u>Washington Fed. C.U.</u>    | <u>maturity 6 months</u>                      | <u>cont.# 211-150092</u>            |
| int. rate @ 25%                | 01/5/17                                       | amt.\$ 57,113 <sup>00</sup>         |
| <u>Washington Fed. C.U.</u>    | <u>maturity 6 months</u>                      | <u>cont.# 211-150091-0</u>          |
| int. rate @ 30%                | 01/5/17                                       | amt.\$ 118,479 <sup>44</sup>        |
| <u>Washington Fed. C.U.</u>    | <u>maturity 12 months</u>                     | <u>cont.# 211-150187-1</u>          |
| int. rate @ 40%                | 5/14/17                                       | amt.\$ 163,430 <sup>43</sup>        |
| <u>Washington Fed. C.U.</u>    | <u>maturity 12 months</u>                     | <u>cont.# 211-150165-0</u>          |
| int. rate @ 40%                | 8/31/17                                       | amt.\$ 104,262 <sup>00</sup>        |
| <u>Chase checking</u>          | <u>statement/act #</u>                        |                                     |
|                                | 000000132778880                               | amt.\$ 8,492 <sup>53</sup>          |
| <u>Southern Ariz Fed. C.U.</u> | <u>swing non-raft</u>                         | <u>act# 30136 #0</u>                |
|                                |   | amt.\$ 159,820 <sup>94</sup>        |
|                                | <u>checking/raft</u>                          | <u>act# 30136 #15</u>               |
|                                |   | amt.\$ 76,105 <sup>36</sup>         |
| <u>TOTAL</u>                   |   | <u>TTL = \$687,704<sup>64</sup></u> |
| <u>Outgoing Payments</u>       |   |                                     |
| 10/13/16                       | ✓ # 243 Cochise County TREASURER              | 5,843 <sup>50</sup> ⊖               |
| 10/13/16                       | ✓ # 244 Patrick Scherden (Business Corp. Ely) | 45 <sup>00</sup> ⊖                  |
| <u>Payment Received</u>        |   |                                     |
| 10/19/16                       | DATE 10/13 Freeport (INV. 8/29/16)            | 2,930 <sup>77</sup> ⊕               |
| 11/8/16                        | DATE 10/13 Prescott (INV. 10/1/16)            | 1,300 <sup>00</sup> ⊕               |
| <u>Default Loan (SBAMC)</u>    | <u>Southern Ariz Medical Center</u>           | <u>approx</u>                       |
|                                | <u>People Choice Hospital, LLC</u>            | <u>37,000<sup>00</sup></u>          |

\*\*\* PRESENT OVERVIEW \*\*\* on Payment History for  
 \* FREE PORT \*

Florencio Lopez stated that Oscar Vildosola submitted his first monthly payment and that check would be deposited.

Bill Thomas commented that IDA should close the chase checking account and deposit into the credit union.

Motion by Robert Marrufo, second by Bill Thomas Sr. to approve the Treasurer's report as presented. Motion passed by a vote of 6-0.

**5. PRESENTATION BY MICHAEL GUTIERREZ-REALTOR'S ASSOCIATION PERTAINING TO THE DOWNTOWN FAÇADE IMPROVEMENT PROJECTS**

Michael Gutierrez presented on the façade improvements for the Karate and the SWC building on G Avenue.

Vanessa de la Riva commented about renovating the Gadsden Hotel's awnings. Additionally, Vanessa de la Riva stated that fixing up and adding flags of people from other nationalities that have stayed or visited the Gadsden. Moreover, added that since Mr. Brekhus was much known in the community, adding his statute to the Gadsden may be a good idea.

Juan Pablo Flores inquired about the Realtor's association reaching to the city for funding.

Michael Gutierrez stated that he had.

Luis Gonzalez suggested starting at one block of the street and then continue to the next.

Motion by Florencio Lopez, second by Bill Thomas Sr. to allocate \$10,000 for the downtown project.

Motion passed by a vote of 6-0.

**6. REPORT BY JIM DICKSON REGARDING COPPER QUEEN CLINIC**

Patrick Scherden commented that he spoke to Jim Dickson in order to assist Copper Queen with funds to purchase a generator. Moreover, Patrick Scherden stated that the total cost for the generator was \$118,370.

Hector Quijada commented that he had a generator and could have been donated to Copper Queen, however Jim Dickson stated that they had purchased theirs.

Motion by Patrick Scherden, second by Florencio Lopez to reimbursed Copper Queen \$60,000 for the purchase of the generator. Motion passed by a vote of 6-0.

**7. UPDATE/DISCUSSION PERTAINING TO THE DOUGLAS REGIONAL ECONOMIC DEVELOPMENT CORPORATION (DREDC).**

Juan Pablo Flores commented that there was a meeting on October 22, 2016 regarding the EDC bylaws membership. Additionally, stated that the bylaws are as follows: two members affiliated with IDA, two members affiliated with the Port Authority and two members affiliated with the city. Furthermore, Juan Pablo Flores stated that two members for the city were appointed, the city attorney and the interim city manager, pending a member from the IDA.

Moreover, Juan Pablo Flores added that the EDC approved an MOU with Luis Ramirez for the Douglas Commercial Port of Entry project.

Furthermore, Juan Pablo Flores stated that in the future, IDA can become partners with EDC for the port of entry project.

Patrick Scherden requested copies of the EDC bylaws.

Juan Pablo Flores would provide such copies.

Bill Thomas Sr. commented that Daniel Ortega Sr. was no longer a member of the IDA, therefore, he was not a member of the EDC as that was the way it was written on the bylaws, therefore, they needed to appoint someone else to the IDA board.

Juan Pablo Flores suggested for IDA to select a member who can also serve at the EDC. Additionally, stated that since Patrick Scherden was the president of the IDA, he can also serve as EDC president.

Patrick Scherden accepted to be the EDC president. Members voted in favor.

## **8. UPDATE ON IDA WAREHOUSE**

Florencio Lopez commented that he provided information reference the warehouse with the treasurer report.

Bill Thomas Sr. stated that Oscar Vildosola found two docks that were buried at the warehouse property.

Hector Quijda inquired who they were going to give the key to, whether to the Pop Warner Football and Cheer group.

Florencio Lopez stated that he spoke to Oscar Vildosola reference the key and decided to reduce the issuance of keys to less than three.

Patrick Scherden commented that the sign needs to be placed in order to protect IDA and Oscar Vildosola of any

## **9. UPDATE ON THE DOUGLAS COMMERCIAL PORT OF ENTRY**

Juan Pablo Flores commented that Customs and Border Protection had a presentation pertaining to the Douglas port of entry. Additionally, stated that Texas is trying to get the trade that crossed through the Douglas port of entry. Moreover, Juan Pablo Flores added that CBP was having a joint inspection for inspections, which alleviate the southbound congestion. Furthermore, added that the southbound would work faster in order to alleviate traffic.

Juan Pablo Flores stated that Luis Ramirez was also present and that they are ready to move forward with the project.

Juan Pablo Flores commented that even though he was the city attorney, he is only attending the IDA meetings as part of administration and not representing the IDA.

## **10. CALL TO THE PUBLIC**

None.

## **11. AGENDA ITEMS FOR NEXT MEETING**

- Meeting Minutes for November 9, 2016
- Treasurer's Report
- Approval of \$10,000 to the Douglas Association of Realtors
- Check to Copper Queen Clinic in the amount of \$60,000 for a generator.

## **12. DATE FOR NEXT MEETING**

December 14, 2016

## **13. ADJOURNMENT: 12:13 p.m.**

Motion to adjourn the meeting at 12:13 p.m. motion passed unanimously.

Prepared by Alma Andrade, Deputy City Clerk.

