

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE COUNTY OF
GILA, ARIZONA (THE "IDA")**

DATE: September 3, 2024

PLACE: Gila County Complex, Board of Supervisors Room, 1400 E. Ash Street, Globe, AZ 85501

Medium Conference Room, Tommie Martin Bldg., 707 S. Colcord Rd., Payson, AZ 85541

PRESIDING: Joseph Heatherly, President

1. CALL TO ORDER at 3:03 p.m., with a Board quorum.

2. ROLL CALL; Present: Joseph Heatherly, President; Shelby Barrowdale, Vice-President; Janette Herrera, Member; Marvin Mull, Member. Lexie Nosie, Executive Director.
Absent: Mickie Nye, Treasurer and James "Mac" Feezor, Member

Guest: None

3. Information/Discussion/Action to approve IDA Board of Directors' August 6, 2024, meeting minutes (Lexie Nosie); Motioned by Shelby Barrowdale, seconded by Janette Herrera. Motion passed Unanimously.

4. Information/Discussion/Action to approve May/June/July/August 2024 Treasurer's Report (Mickie Nye). In Mickie Nye's absence, Lexie Nosie reported that the balance of one of the CD's and the savings account from First Interstate Bank were withdrawn and to be deposited into Washington Federal Bank accounts. First Interstate savings account and credit card were also closed out. The credit card owes the IDA a refund, which will eventually be mailed and then disbursed to Mickie Nye for paying from his personal account after a payment check had been mailed by Lexie. There is one remaining CD at First Interstate, which will mature in early 2025. Mickie is now successfully set up with online banking. Mickie works within QuickBooks and provided Lexie a balance sheet, but Lexie requested a more detailed report which has not yet been obtained. Board discussion on type of treasurer's report information wanted, which includes how much revenue is coming in and what checks are going out along with account balances. Proposal by Joe Heatherly that a quarterly report be given regarding IDA spending and where it falls within the approved yearly budget. Shelby Barrowdale motioned to table the item, seconded by Marvin Mull. Motion passed Unanimously.

5. ADMINISTRATIVE REPORTS

- A. EXECUTIVE DIRECTOR- Lexie Nosie reported that she has been meeting with Mickie Nye throughout the month regarding the banking issues and needs along with setting up the new system. She researched details of past IDA small business loans, which will be reported later in agenda. Has met with IDA President. Researched cesspool information, which will be addressed later in the agenda. Has worked on ongoing items in the task list. Joe Heatherly requested that "Prepare Scope of Work with Accountant" be added to the Task List to go out to bid after approval.

- B. PRESIDENT-Joe Heatherly is on the board for the Pleasant Valley Veteran's Retreat in Young and explains how the program is run and where funding sources including potential funding is coming from as a non-profit. Joe suggested setting up a meeting with Cathy Melvin and possibly Michael O'Driscoll, who are overseeing the project, to discuss if IDA could potentially participate in the project down the line.

6. OLD BUSINESS

- A. Information/Discussion/Action regarding Arizona Association for Economic Development (AAED) upcoming October forum for possible participation by IDA board member and Executive Director. **(Lexie Nosie)** Lexie Nosie discussed the upcoming forum including dates and costs and asked to attend with potentially a board member also attending.

Discussion on the need to proceed with the IDA moving forward on potential projects. Shelby Barrowdale has a couple possible small business loan candidates and would like provide loan applications to them. Shelby Barrowdale motioned that the board provide funding for the Executive Director along with a board member to attend the October forum. Janette Herrera seconded. Motion passed Unanimously.

- B. Information/Discussion/Action regarding presentation information to local municipalities and major businesses within Gila County for possible funding to the IDA. **(Lexie Nosie)** Lexie Nosie presented information on the documentation found within the scanned documents regarding four small business loans that the IDA funded. The oldest was in 2014 for \$190,000 at 5.5% interest for five years and was successfully paid off. Two loans were approved in 2016. One being \$49,750 at 5% for five years with stipulation that landlord repay IDA \$40,000 once tenant completed improvements on building. The loan was successfully paid off. The second loan of the year was \$30,000 at 5.5% interest. Loanee did have delinquent payments but successfully paid off loan by 2020. The final loan was in 2017 at \$40,000 with 5.5% interest and was paid off by 2023. Discussion on including the above in a presentation to be given to local municipalities, mines, the hospital and other local businesses for possible funding. Discussion of history of monetary sources and projects within IDA. Request for a draft of presentation be prepared by Executive Director before the end of the month for board review, with presentation to Board of Supervisors potentially in October.

7. NEW BUSINESS

- A. Information/Discussion/Action regarding Notice from Industrial Development Authority County of Pima concerning usage of Mortgage Credit Certificates. **(Lexie Nosie)** IDA received a certified letter from IDA of Pima County asking of any formal action to deny approval of the use of the Mortgage Credit Certificate within our jurisdiction, which we have not done. Joe Heatherly explained that the MCC program is a state and federal program that approves first time home buyers in the lower earned income bracket that comes with a tax credit. This could be a potential project for our IDA down the road if circumstances are right. Joe Heatherly motioned that a response go out on that our IDA did not deny nor have we used the MCC. Janette Herrera seconded. Motion passed Unanimously.
- B. Information/Discussion/Action regarding insurance renewal and review of current policy. **(Lexie Nosie)** After review of the existing policies, it was found that there are three separate policies under the IDA which are paid out at different times and have different policy dates. Joe Heatherly has previously reached out to a local insurance agent for help on this, but the agent was unable to get a quote or any information without an understanding as to why. Discussion on what coverage there is, what may and may not be needed and the need for the Executive Director and President to have a meeting with current insurance broker to get better understanding of current coverage and future needs.
- C. Information/Discussion/Action regarding information on Gila County Cesspool Elimination Project. **(Lexie Nosie)** Mac Feezor forwarded an invitation to Joe Heatherly regarding an upcoming event in recognizing the creation of a program within Gila County to provide forgivable funding to citizens for the replacement of cesspools and old septic tanks that act like cesspools and asked via email if the IDA would sponsor the event. Discussion on findings regarding the program. Shelby Barrowdale motioned to not participate as a sponsor due to lack of information. Janette Herrera seconded. Motion passed Unanimously.

8. CALL TO THE PUBLIC; Discussion. No Action.

9. SUMMARY OF CURRENT EVENTS; None reported.

Adjournment at 5:11 p.m.

Approved date: _____ Presented by President: _____