

# **INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF SIERRA VISTA**

## **Minutes – Board Meeting**

February 4, 2020

2:00pm

### **CALL TO ORDER**

Demetry Simonton, President, called the meeting of the Industrial Development Authority of the City of Sierra Vista to order at 2:08pm on February 4, 2020, in the First West Properties Corporation conference room.

### **ROLL CALL**

The following were present: Demetry Simonton-President, Sid Downey-Treasurer, Wafaa Smith-Secretary, Frank Moro-First West Properties Consultant, Stacey Loucks-First West Properties Corporation. A quorum of the current Board Members was established.

### **APPROVAL OF AGENDA**

Sid Downey motioned to approve the February 4, 2020 agenda as written, Wafaa Smith seconded, the motion carried.

### **APPROVAL OF MINUTES**

Sid Downey motioned to approve the minutes from the January 21, 2020 meeting as written, Wafaa Smith seconded, the motioned carried.

### **NEW BUSINESS**

Demetry Simonton explained that the new board members will not be presented to the City Council for approval until the February 13, 2020 meeting. He invited all the current board members to join him at the meeting for the approval and swearing in.

Demetry Simonton asked the board to consider spending approximately \$100 on name tags for the IDA board. He would like name tags with the members' names and the new IDA logo. Sid Downey motioned to approve the purchase of name tags, Wafaa Smith seconded, the motion carried.

Demetry Simonton asked about the ability to transfer properties between IDA and SHRP to ensure cash flow for both entities. Frank Moro explained that the IDA and SHRP properties are theirs to do with as they see appropriate, that the properties can be transferred back and forth with board member approval, as long as there is no debt associated with the property. Frank mentioned that it might be better for IDA to keep the commercial properties, and SHRP keep the multi-family properties, as would be appropriate for their mission. Demetry Simonton determined that this discussion should be deferred until such a time as finances can be reviewed and a full board is in place.

Demetry Simonton requested a property tour and history of the IDA and SHRP properties from Frank Moro once the new board members are approved. Demetry would like to film the tour and add it to the websites. Frank agreed, and arrangements will be made.

### **OLD BUSINESS**

Demetry Simonton asked for an update on the pending purchase offer for Sierra Linda Apartments. Frank Moro explained that he presented the boards' counter offer of \$518,000 to the potential buyers, but they are asking for an explanation as to how that figure was reached. Frank is working on revised numbers to present to them regarding the cost of renovating the units and the higher rent/income potential, and will include lower costs to refinish cabinets and countertops, as opposed to replacing them. Frank reminded the board that if this deal doesn't happen, the renovations and increased rents will continue, and the property can be put on the

market for another potential investor. Rents have already been increased to provide more income. Six tenants were lost due to the increase, 2 units have been re-leased, but there are still 4 vacant units.

### **CALL TO THE PUBLIC**

Frank Moro shared with the board that he received a call from a Wells Fargo Bank bond representative that saw the website, and is possibly interested in doing some of the IDA and SHRP bonds. She said they can do smaller bonds, and faster, and would like to meet with the board, City and Frank. The board is in agreement, and Frank will set up a meeting.

Demetry Simonton has reached out to many contacts, and is learning about more grants and programs available that would be of interest to them. He will research and share his findings for potential new projects.

### **NEXT MEETING**

The next meeting will be held on Tuesday, March 3rd, at 2:00pm.

### **ADJOURNMENT**

Demetry Simonton adjourned the meeting at 2:34pm.

### **APPROVED:**

By: \_\_\_\_\_

Date \_\_\_\_\_