



December 2022 Meeting Minutes

Greater Yuma Port Authority.

Dec 7, 2022 at 9:00 AM MST

@ 151 Oak Avenue San Luis, AZ 85349 > San Luis Medical Mall

Attendance

Members Present:

Wayne Benesch, Wayne Gale, Eric Holland, Gary Knight, Gary Magrino, Frank Rascon, Tony Reyes, Matias Rosales, Buna George, Ian McGaughey

Guests Present:

Danny Bazua of RL Jones CHB, Rod Sebree of RL Jones Properties

I. Call to order

 [Agenda.pdf](#)

Meeting was called to order at 9:03 by Chairman Matias Rosales

II. Roll call

A quorum was present

Pledge of allegiance was recited

III. Discussion and possible action to approve annual meeting minutes for 06/XX/22

Item tabled to following meeting.

IV. Discussion and possible action to approve regular meeting minutes for 06/XX/22

Item tabled to following meeting.

V. Discussion and possible action to approve regular meeting minutes for 08/25/22.

 [08.25.2022 meeting minutes.pdf](#)

Motion:

Motion moved by Gary Knight and motion seconded by Wayne Gale . Motion Passed Unanimously

VI. Discussion and possible action to approve financial reports ending 11/30/22.

 [Operating budget sheet 2022.2023.pdf](#)

 [PnL 7.1.2022 thru 11.30.22.pdf](#)

 [Balance Sheet 7.1.22 thru 11.30.22.pdf](#)

Motion:

Motion moved by gale and motion seconded by Gary Knight . Motion Passed Unanimously

- VII. Discussion and possible action to approve a onetime, unrestricted funds grant, from Arizona Community Foundation for \$2,000.

 [Scan_0003.pdf](#)

Motion:

Motion moved by Frank Rascon and motion seconded by Gary Magrino . Motion Passed Unanimously

- VIII. Discussion and possible action to provide a letter of support to the City of San Luis for their Thriving Communities Program application. (Guests: Jenny Torres, City of San Luis Economic Development Manager)

 [TCP. Letter.COSL.docx](#)

Motion:

Motion moved by Frank Rascon and motion seconded by Gary Knight .

- IX. Discussion regarding alternate truck route based on County 25th to Ash Highway.

Gary Magrino, Eric Holland, Crystal Figueroa (YMPO) and Buna met on 11/22 to discuss County 25th extension to Ash (Ave B). Project is forecasted in the YMPO 2022-2045 LONG-RANGE TRANSPORTATION PLAN UPDATE.

County 25th needs access to the West additional to the East to offer better connectivity of both ports.

 [YMPO 2022-2045 Final LRTP. pg 90.pdf](#)

Just a discussion item. This serves as a future action item to ensure that GYPA has a more present role in advocating for efficient logistical routes exiting the commercial POE for commercial users.

- X. Discussion regarding Ave D/E corridor North to Somerton from SR-195.

Yuma County has expressed that with the additional proposal of an alternative truck route to Ash Highway (Ave B) From County 25th that it makes the D/E Corridor less palatable for completion. The D/E Corridor will not only allow for an additional arterial expansion, but would also alleviate congestion on the route from County 19th and Avenue B.

Just a discussion item. This serves as a future action item to ensure that GYPA has a more present role in advocating for efficient logistical routes exiting the commercial POE for commercial users.

XI. Discussion regarding San Luis I remodel.

Final alignment, Mexico has not yet submitted its final design and proposed outlay.

 [San Luis I LPOE Proposed Alignment 6-6-22 \(1\).pdf](#)

The impact of relieving traffic is essential for the City of San Luis, the discussion yielded the future need of cars and a pedestrian crossing to serve the industry that operates on both sides of the border on the east side of town. The need for that would be distinguished by GSA at a future time since the remodel project is underway. Mexico has yet to submit their final alignment to GSA, the US side of the project has been awarded to Hensel Phelps and are due to break ground in early 2023. The Cesar Chavez extension remains underway, due to a funding shortage of almost \$20million, some modifications are necessary to bring down the cost of the expansion.

No motion necessary, this was a discussion item.

XII. Executive report, Buna George

XIII. Chairman's report, Matias Rosales

XIV. Call to the public: This is the time for the public to comment. Members of the Board may not discuss items that are not specified on the agenda.

Rod Sebree from RL Jones properties made mention they are still awaiting engineering for their projects. He anticipated GYPA would be complete with the roadway and utility access by the time they are ready to begin building.

XV. Executive session:

A. Real Estate contract addendum extension request

Original Due Diligence period extended to 11/1/2022. Executed 8/8/2022. Second request to extend due diligence period was received 11/8, after initial extension had already expired. Buyer is asking we honor an additional extension, they are working with Core Engineering and Core has been delayed due to staffing. I spoke with Doug, he assured me that all phase 1 documents should be completed by 12/31 to buyer.

 [00 1st Amended Commitment \(119462987.1\)\(119462987.1\).pdf](#)

 [SUPPLEMENT - 11-9.pdf](#)

 [First Amendment to PSA - Magrino\(119501037.2\).docx](#)

B. Critical Infrastructure Information within the Gary J. Magrino Industrial Development:

1. Phase 4 Plat

This item was brought forth as a title objection by CPLC. Core Engineering made me aware of this week of 11/21. There is an N/S easement that runs through southern most lots to the 90 ft easement that adjoins the Border Wall. Core Engineering will take the lead on either relocating this easement or abandoning it all together in order to not interfere with said lots.

 [Easement Deed. BP.pdf](#)

 [Exception 13 and 14.pdf](#)

2. City of San Luis Regulations

Financial assurances to be held for a 2 year period for 10% of the development amount. 1st Year City of San Luis will honor from Yuma County on behalf of GYPA, GYPA to post 10% for second year.

Assurances for second year assurances can come from proceeds of land sales and be held in the current escrow and assurance account through National Bank of Arizona that is under the administration by the City of San Luis.

Currently \$108,000 is solidified in the NBA Escrow account that serves as assurances for the Ave D box culvert and Labrie portion of Vaughn Street. That amount is due to be released August 2023.

3. APS

\$50k coming from the Assurance Account through National Bank of Arizona, shortfall of \$30k, not due until the tail end of development. We would need to utilize the funds from the money market account to cover the shortfall until close of escrow.

 [Ball Pk without OH relocate WA638590 Magrino #3 & #4 \(1\).pdf](#)

C. Renewal of contract services with LG Advising LLC

Rough draft, pending GYPA legal review as of 12/4/22.

 [Contract Payment Review.pdf](#)

 [LG Advising Contract Jan thru June 2023.pdf](#)

D. GYPA operations location

 [GYPA Operations.pdf](#)

XVI. Discussion and possible action regarding real estate contract addendum.

Motion:

Motion moved by Tony Reyes and motion seconded by Gary Knight . Motion passed unanimously

XVII. Discussion and possible action regarding critical infrastructure information for Magrino industrial development.

Discussion item, no motions were necessary

- XVIII. Discussion and possible action regarding renewal of contract services with LG Advising LLC.

Motion:

Motion moved by Tony Reyes and motion seconded by Ian McGaughey. Motion passed unanimously

- XIX. Discussion and possible action regarding GYPA operations location.

Motion:

Motion moved by Gary Magrino and motion seconded by Frank Rascon .

- XX. Summary of Current Events

- XXI. Adjourn

Motion:

Meeting adjourned at 11:04am

Motion moved by Frank Rascon and motion seconded by Gary Knight .