

GREATER YUMA PORT AUTHORITY

MEETING MINUTES: January 26, 2017

DIRECTORS

PRESENT: Matias Rosales, Chair
Michael Reed, Vice Chair / Teleconference
William Gresser
Gary Magrino
Frank Rascon
Tony Reyes

DIRECTORS

ABSENT: None

EX-OFFICIO (Non-voting)

MEMBERS

PRESENT: Gen Grosse, YCAA

OTHERS

PRESENT: Linda Matthias, GYPA Administrator
Wayne Benesch, Legal Counsel
Susan Thorpe, Yuma County
Gary Knight, City of Yuma
Tim Eisenmann
Jenny Torres
Russ Jones
Rod Sebree

1. CALL TO ORDER

The meeting was called to order at 9:02 a.m. by Chair Matias Rosales. The meeting was held at Greater Yuma Economic Development Corporation Conference Room, 899 E. Plaza Circle, Suite 2, Yuma Arizona.

2. ACTION TO APPROVE THE MINUTES OF THE DECEMBER 7, 2016 REGULAR BUSINESS MEETING

MOTION: Tony Reyes moved to approve the minutes of the December 7, 2016 regular meeting as presented.

SECOND: Bill Gresser

ACTION: The motion carried unanimously.

3. ADMINISTRATOR'S REPORT TO THE BOARD

Administrator Linda Matthias reported on the GYPA current financial activity/status. Activities included:

- Review of current correspondence
- Financial review to date

4. CHAIRMAN'S REPORT

Chair Matias Rosales reported on

- Approval by City of San Luis of Fourth Amended GYPA bylaws as presented to City Council.
- Recent conversations with contractor regarding construction of Magrino Industrial Park perimeter wall.
- Decisions to be made regarding GYPA office location and personnel requirements.

5. DISCUSSION AND POSSIBLE ACTION REGARDING REVIEW AND ADOPTION OF THE GYPA FISCAL YEAR 2016-2017 ANNUAL BUDGET. (Carried over)

At the recommendation of the members the Chair moved discussion and action on this item to the end of the meeting.

6. DISCUSSION AND POSSIBLE ACTION REGARDING WEBSITE DESIGN FOR MAGRINO INDUSTRIAL PARK.

Matt Molenaar, President and owner of MGM /DESIGN gave a brief presentation on the services available by his company for the design of a new (non-existing) website for the Magrino Industrial Park. With a 'powerpoint' demonstration, he provided samples of design and options for information elements that could/would be incorporated in the layout and design. His company would serve with oversight on changes such as additions, deletions or redesign.

He stated a new 'get-started' website would cost \$5K.

MOTION: Tony Reyes moved to include a line item in the budget for Magrino Industrial Park website design (with approval of budget) with a cap of \$5K.

SECOND: Gary Magrino

ACTION: The motion carried unanimously.

7. DISCUSSION AND POSSIBLE ACTION REGARDING COMPLETION OF ANNUAL REPORT TO ARIZONA COMMERCE AUTHORITY ON GYPA GRANT FOR INTERIOR ROADWAYS AT MAGRINO INDUSTRIAL PARK

A blank Arizona Commerce Authority report form was reviewed by the Board. The Chair designated Frank Rascon and Rod Sebree to assist in the completion of the form as each was a principal participant in the construction information outlined in the report. Each would work with Nancy Ngai, Yuma County Development, for completion. Ms. Ngai was the grant coordinator during the construction process.

8. DISCUSSION AND POSSIBLE ACTION TO APPROVE AND AUTHORIZE EXECUTION OF DIRECTIVE TO CHICAGO TITLE TO RE-RECORD THE LEGAL DESCRIPTION RELATED TO ESCROW #CTI 1601769

Wayne Benesch, GYPA Legal Counsel explained to the board the reason for the correction of the legal description regarding the sale of the real property parcel(s) to SLCOM in April of 2016. The final property line on the eastern boundary was described incorrectly in escrow documents. Chair Matias Rosales would sign the corrected document on the behalf of GYPA.

9. DISCUSSION AND POSSIBLE ACTION REGARDING MAGRINO INDUSTRIAL PARK PERIMETER BLOCK WALL

Chair Matias Rosales briefed the board on recent activities that increased the current proposed costs. Mr. Rosales stated an amount of \$50k should be included in the current proposed budget for costs of the northwest perimeter wall, and not to exceed \$50k. He added it would be an advantage to the board to secure material for the second phase of the perimeter wall at the current (first phase) price.

MOTION: Tony Reyes moved the board approve the Chair to engage in contract for a material price-set for second phase perimeter wall construction. The costs to be funded by the GYPA FY 2017-2018

SECOND: Bill Gresser

ACTION: The motion carried unanimously.

10. DISCUSSION AND POSSIBLE ACTION ON DRAFT DESCRIPTION FOR GYPA EXECUTIVE DIRECTOR AND PROPOSED SALARY

The Directors, proceeding with the offer from County Administrator Susan Thorpe for services by the Human Resources department, provided a proposed position recruitment announcement for the board's review. The announcement included potential essential duties and responsibilities as well as education, experience, certifications and licenses required. The Board reviewed the announcement and agreed by consensus to proceed.

11. CALL TO THE PUBLIC

Meeting attendees were invited to comment on items that would be informative or beneficial.

Russ Jones, principal owner in SLCOM noted to the Board there were concerns by his group regarding the terms of the upcoming refinancing of the Magrino Industrial Park loan and any prospective terms in a refinance.

10:19 a.m.

- MOTION: Tony Reyes moved the Board of Directors recess Regular Session to enter into Executive Session.
- SECOND: Frank Rascon
- ACTION: Motion passed unanimously.

POSSIBLE EXECUTIVE SESSION FOR DISCUSSION OR CONSULTATION FOR LEGAL ADVICE WITH GYPA LEGAL COUNSEL REGARDING GYPA'S ACTIVITIES AND PARK PROPERTY SALES/LEASE ACTIVITY UNDER THE PROVISIONS OF A.R.S. §38-431.03(A)(3)(4)(6).

12. DISCUSSION AND POSSIBLE ACTION FOLLOWING STATUS UPDATE OF THE MAGRINO INDUSTRIAL PARK PROPERTY SALES/LEASE ACTIVITY. POSSIBLE EXECUTIVE SESSION FOR DISCUSSION OR CONSULTATION FOR LEGAL ADVICE WITH GYPA LEGAL COUNSEL REGARDING GYPA'S ACTIVITIES AND PARK PROPERTY SALES/LEASE ACTIVITY UNDER THE PROVISIONS OF A.R.S. §38-431.03(A)(3)(4)(6).

POSSIBLE EXECUTIVE SESSION FOR DISCUSSION OR CONSULTATION FOR LEGAL ADVICE WITH GYPA LEGAL COUNSEL REGARDING GYPA'S LOAN AGREEMENT BETWEEN GREATER YUMA PORT AUTHORITY AND THE COCOPAH INDIAN TRIBE UNDER THE PROVISIONS OF A.R.S. §38-431.03(A)(3)(4)(6).

13. DISCUSSION AND POSSIBLE ACTION REGARDING THE LOAN AGREEMENT BETWEEN GREATER YUMA PORT AUTHORITY AND THE COCOPAH INDIAN TRIBE.

11:14 a.m. EXECUTIVE SESSION ADJOURNED AND REGULAR SESSION RECONVENED

The Chair announced no action was taken.

5. DISCUSSION AND POSSIBLE ACTION REGARDING REVIEW AND ADOPTION OF THE GYPA FISCAL YEAR 2016-2017 ANNUAL BUDGET.

At the recommendation of the members the Chair moved discussion and action on this item to the end of the meeting.

Following collective discussion throughout the meeting the following recommendations were made to be amended or included in the GYPA FY2016-2017 Annual Budget:

\$40k Administrator (for remainder of current fiscal year)
\$5k Web Maintenance Fees
\$56k Interest on GYPA Loan (4 months)
\$50 Magrino Industrial Park Perimeter Wall

MOTION: Tony Reyes moved to adjust the proposed GYPA FY 2016 - 2017 to include the above amounts and respective descriptions.

SECOND: Bill Gresser

ACTION: The motion carried unanimously.

14. ADJOURN

There being no further business to come before the Executive Board, with motion and second the meeting adjourned at 11:30 p.m.

GREATER YUMA PORT AUTHORITY

Matias Rosales, Chair

ATTEST:

Linda Matthias
GYPA Administrator