

GREATER YUMA PORT AUTHORITY
MEETING MINUTES: March 31, 2016

DIRECTORS

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

DIRECTORS

ABSENT: None

EX-OFFICIO (Non-voting)

MEMBERS

PRESENT: Michael Jones, ADOT
Charlene FitzGerald, YMPO

OTHERS

PRESENT: Linda Matthias, GYPA Administrator
Wayne Benesch, Legal Counsel
Gary Knight, City of Yuma
Tim Eisenman
Rod Sebree, SLCOM

1. CALL TO ORDER

The meeting was called to order at 9:06 a.m. by Chair Frank Rascon. 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 MARCH 3, 2016 REGULAR MEETING

MOTION: Michael Reed moved to approve the minutes of the March 3, 2016 regular meeting as presented.

SECOND: Gary Magrino

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 with status on Magrino Industrial Park construction costs

4. CHAIRMAN'S REPORT

Chair Frank Rascon presented a review of recent, ongoing activities relating to the Magrino Industrial Park development including a status of the discussions with the City of San Luis Community Development Department. Also, discussions with contractors regarding the perimeter wall and various scenarios of related costs.

5. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE THIRD AMENDMENT TO THE PURCHASE AGREEMENT BETWEEN GREATER YUMA PORT AUTHORITY (GYPA) AND SAN LUIS COMMERCIAL OPERATORS MANAGEMENT (SLCOM) REGARDING SATISFACTION OF REQUIREMENTS OF TITLE COMPANY OF RECORD, REVISION OF CONSTRUCTION COSTS AND REVISION OF CLOSING COSTS FOR SALE OF PROPERTY WITHIN THE MAGRINO INDUSTRIAL PARK AND AUTHORIZE THE CHAIR AND/OR SECRETARY/TREASURER TO SIGN THE AGREEMENT.

Wayne Benesch, GYPA Legal Counsel, described the proposed amendment to the purchase agreement and the necessity of each. He suggested the secretary/treasurer be the GYPA representative to sign the as the GYPA Chair is one of the buyers.

MOTION: Tony Reyes moved to approve the third amendment to the purchase agreement between GYPA and SLCOM with final modifications as made and approved by the Secretary/Treasurer and Legal Counsel, and authorize the Secretary/Treasurer to execute and deliver the document.

SECOND: Gary Magrino

ACTION: The motion carried unanimously / Chair Frank Rascon Abstained

6. DISCUSSION AND POSSIBLE ACTION TO RENEW THE LISTING AGREEMENT BETWEEN GREATER YUMA PORT AUTHORITY AND INTERNATIONAL COMMERCIAL REAL ESTATE, LLC, AND AUTHORIZE THE CHAIR AND/OR SECRETARY/TREASURER TO SIGN THE AGREEMENT.

Wayne Benesch, GYPA Legal Counsel reviewed and described the elements of the current real estate listing agreement GYPA held with International Commercial Real Estate, LLC for land transactions within the Gary Magrino Industrial Park. He stated immediate action was required as the current agreement expired on March 31, 2016.

Tony Reyes if any reports or documentation had been provided by the listing agency during the current agreement. No one was aware of any information that had been provided. Mr. Reyes stated he was in favor or renewing the agreement for an additional year and requested the agency provide status reports in the future.

MOTION: Gary Magrino moved to renew the listing agreement between GYPA and International Commercial real estate, LLC, for one year.

SECOND: Tony Reyes

ACTION: The motion carried unanimously / Frank Rascon abstained

7. DISCUSSION AND POSSIBLE ACTION REGARDING REQUIRED BLOCK WALL ON NORTH PERIMETER OF MAGRINO INDUSTRIAL PARK PROPERTY.

Chair Frank Rascon reported the most recent projected cost of construction of the required block wall was \$26 per linear foot. The cost may differ with construction of the north and east perimeter wall. Wayne Benesch stated he would contact the City of San Luis (in writing) for clarification on wall commitment.

No action taken.

8. DISCUSSION AND POSSIBLE ACTION TO RENEW ANNUAL MEMBERSHIP IN THE YUMA COUNTY CHAMBER OF COMMERCE AND THE SAN LUIS CHAMBER OF COMMERCE.

The Directors present discussed the value of membership in each of the agencies and noted it was a budgeted expense.

MOTION: Bill Gresser moved to renew the annual membership in each of the Chambers of Commerce.

SECOND: Tony Reyes

ACTION: The motion carried unanimously

9. CALL TO PUBLIC

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

10. ADJOURN

There being no further business to come before the Executive Board, with motion and second the meeting adjourned at 9:42 a.m.

GREATER YUMA PORT AUTHORITY

FRANK RASCON, Chair

ATTEST:

Linda Matthias
GYPA Administrator