

Special Meeting

April 29, 2021

The Arizona City Sanitary District Board of Directors held a Special Meeting on Thursday April 29, 2021 at 4:00 p.m. at the District's Office at 12922 S. Kashmir Road, Arizona City, Arizona.

Board Members Present: Kim Allen, Terry Dolven, David Ingraham.

Board Members Attending Telephonically: Mike Rock

Board Members Absent: Sherry Mitchell

Staff Present: Steve Kerr, Hector Soto

Guests: David Fitzgibbons: Fitzgibbons Law

1. **Call to Order:** Chairman called the meeting to order at approximately 4:00 p.m.
2. **Pledge of Allegiance:** All stood and said the Pledge of Allegiance.
3. **Welcome to Guests – Chairman's comments:** No comments.
4. **Discussion and possible action on approving a Lease Agreement with Arizona City Capital Investments, LLC, an Arizona limited liability company, and Arizona City Golf Preservation Association, LLC, an Arizona limited liability company, to operate the golf course and restaurant generally located at 13939 S. Cleator Road, Arizona City, Arizona.**

David Fitzgibbons updated the board on the lease agreement that he presented to them and the terms thereof. Fitzgibbons brought up that he wanted to clarify that the RV Park was not part of the lease agreement and that it was stated in the mandatory bidders meeting. After a short discussion it was agreed that The District would have future plans to sell the RV Park, but that Arizona City Golf Preservation LLC would be able to use it and that they would be given first right of refusal. He also said that The District will share the cost to repair the pumps at the golf course ponds if they are serviced twice a year and that The District will sell the liquor license to them amortized over 25 years at 2.5% interest rate. The District also agreed to let them use The Districts equipment if needed if they are not being used by The District and must be used by District personnel. Gary White member of Arizona City Golf Preservation LLC proposed if the \$50,000 deposit/letter of irrevocable credit could be modified so that they could use that 50,000 dollars in capital expenditure that would not be in lure of rent. Member Ingraham suggested to give Arizona City Golf Preservation LLC a discount on any capital improvement made to the RV Park from the sale price if they decide to purchase it in the future. Member Ingraham moved to approve the lease with the three changes regarding the letter of credit, RV remaining for sale, and capital improvements made to the driving range, Member Dolven seconded, vote carried unanimously.

Special Meeting

July 21, 2020

6. Call to public: No Comments

7. Adjourn

Member Dolven moved to adjourn, Member Ingraham seconded, vote carried unanimously.

Meeting adjourned at 4:28 p.m.

Date Approved: 05/12/2021

Signature: _____


Clerk of the Board

Board Meeting 04/29/2021

SIGN-IN SHEET:

NAME

Address

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25

Gregory White

9400 W. Saffire

Rick Moore (Telephonically)