

Minutes  
of the  
Community Investment Committee  
The Industrial Development Authority of the County of Maricopa  
(the "Authority")

Date: January 17, 2017, 12:00 p.m.

Place: Ryley Carlock & Applewhite  
One North Central Avenue, 12<sup>th</sup> Floor  
Phoenix, Arizona 85004

Present: Ronald L. Westad and William McAllister

Absent: Jeremy Stawiecki and Charles P. Thompson

Additional Board Members: Steven Bales, Jr.

Executive Director: Shelby L. Scharbach

Business Development  
Officer: Gregg Ghelfi

Administrators: Janis L. Larson and Kathleen Jakubowicz

Legal Counsel: William F. Wilder and John J. Fries

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Mr. McAllister called the meeting to order at 12:08 p.m. and noted the lack of a quorum. Therefore, the meeting was held for discussion purposes only. **No action was taken on any matter.**

The Authority's Community Investment Committee ("CIC") met to discuss the following:

**1. APPROVAL OF MINUTES OF THE COMMUNITY INVESTMENT COMMITTEE HELD ON OCTOBER 4, 2016.**

Due to the lack of a quorum, no action was taken.

**2. DISCUSSION AND ACTION AS DETERMINED REGARDING A LOAN REQUEST FROM FIRST PLACE AZ.**

Ms. Scharbach reported the groundbreaking ceremony for First Place AZ headed by Denise Reznick was very impressive and attended by approximately 200 people. Ms. Scharbach said the project will be the first of its kind within the United States.

Mr. Ghelfi explained that Arizona Community Foundation (“ACF”) has asked whether the Authority would be interested in partnering with ACF on a \$950,000 loan request from First Place AZ. The Phoenix IDA has also been approached with this request, and they may join in on the loan for \$250,000. ACF has approved the loan request to First Place AZ whether or not any other organizations join in on the loan; however, the \$950,000 ask is more than what they normally would approve. The loan would be for a term of 3 years, potentially at 4% interest. The Authority would be able to take any portion of the loan request.

First Place AZ’s loan request is for the purpose of paying off their land loan in order to free up their cash for operational purposes so they can get the project started. The new loan would be replacing a higher interest rate note.

The Marley Foundation has pledged to take out the loan over a period of three years.

Mr. Wilder said it would be prudent to obtain a copy of the pledge from the Marley Foundation and determine whether there can be a security interest in the pledge. Mr. Ghelfi said he will work with ACF to determine whether there is a way to secure the Authority’s interest in the loan.

Discussion continued, and no action was taken.

**3. DISCUSSION AND ACTION AS DETERMINED REGARDING THE ESTABLISHMENT OF GUIDELINES FOR A WORKFORCE DEVELOPMENT PROGRAM FOR THE VULNERABLE POPULATION.**

Mr. Ghelfi said it is anticipated the new website will be up and running within the next 60 days for employers and jobseekers to begin signing up. Materials to handout to prospective users should be available within the next 30 days. The Arizona Pipeline is a great way to ensure results are being met with this program.

There was then a discussion regarding ways the Authority might assist people to obtain jobs.

**4. DISCUSSION AND ACTION AS DETERMINED REGARDING POTENTIAL GRANT REQUESTS AND A POSSIBLE 2017 GRANT CYCLE THROUGH ARIZONA COMMUNITY FOUNDATION.**

There was a discussion on whether the Board Members' preference would be to focus on individual grants and/or grant cycles with ACF or do more strategically planned projects.

The Committee Members then discussed the Authority's relationship with ACF, the benefits of working with the organization and the increased benefit of the Authority's investments with ACF. It was also suggested that it may be worthwhile to link the Workforce Development Program with ACF.

Mr. Ghelfi was asked to bring back ideas of how linking the Workforce Development Program with ACF might work.

Mr. Ghelfi referred to the distributed list of potential requests for grants and gave a brief explanation of each request.

Discussion continued, and no action was taken.

**5. UPDATES AND COMMENTS FROM CIC MEMBERS.**

Ms. Scharbach reported on a potential sports complex financing.

**ADJOURNMENT:**

With no further business to come before the Community Investment Committee, the meeting adjourned at 1:33 p.m.