Meeting Minutes
Industrial Development Authority
Regular Meeting

August 12, 2025| 7:30 a.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order
The meeting was called to order by Vice President Shannon Wilson at 7:31 a.m.

Roll Call

Commission Attendance
Vice President Shannon Wilson
Treasurer Lee Kroll
Director Anthony Yang
Director Sunil Das
Director Charles Ertl

Staff Attendance
Dawn Lang, Deputy City Manager | CFO
Kristi Smith, Financial Services Director
Julie Goucher, Accounting Senior Manager
Jenny Winkler, Assistant City Attorney
Karla Lange, Management Assistant
Sylvia Dlott, Budget & Research Administrator

Other Attendees
Zach Sakas, Bond Counsel, Greenberg Traurig, LLP
Deborah Boye, Partner, KutakRock LLP
Angela Creedon, Director, State and Local Government Relations, Intel Corporation
Mike Seal, Assistant Treasurer, Intel Corporation

Absent
Treasurer John Lok

Scheduled and Unscheduled Public Appearances

Mayor Kevin Hartke addressed the Board, offering his appreciation to the members for their service and he provided written brochures related to the Council's strategic focus areas as well as the upcoming Special Election in November 2025.

Approval of Minutes

1. Director Ertl moved to approve the May 13, 2025, Regular Meeting Minutes. Director Das seconded the motion. Motion approved unanimously (5-0).

Briefing Items

2. **Chandler Career Center Grant - 4th Quarter Report:** Ms. Lang voiced that the 4th Quarter Chandler Career Center Grant Report was provided to the Board in the agenda packet. She reminded the Board that the award authorization was $53,200, and of that, $35,000 has been paid to date. The target completion date for this grant is June 2026. She continued that over the last quarter, 17 new Chandler-based employers joined the platform, for a total of 60. 178 job opportunities were manually posted to the platform on behalf of Chandler-based employers, and 193 new job seekers registered on the platform.

   Responding to Director Yang, Ms. Lang confirmed that funding for these grants is from revenue received from on-going bond administrative fees.

3. **Chandler Next Twenty Economic Vitality Report Grant – 4th Quarter Report:** Ms. Lang voiced that the Intergovernmental Agreement (IGA) between Arizona State University (ASU) and the City of Chandler was approved by the Mayor and Council on June 9, 2025. This grant was awarded in the amount of $150,000, and to date, $20,714 has been paid, and the report is targeted for completion in February 2026.

4. **Young Families and Professionals (YFP) Marketing Campaign Grant– 4th Quarter Report:** Ms. Lang voiced that this grant was authorized for $150,000 and to date, $0 has been paid, as the team is working through the Request for Proposal (RFP) process to hire a marketing firm, and is also targeted for completion in February 2026.

5. **Upcoming Special Election Discussion:** Ms. Lang reiterated that Mayor Hartke supplied the Board members with the educational brochure related to the upcoming Special Election that will take place on November 4, 2025. She noted that there is a PowerPoint presentation attached to the agenda packet that includes additional information related to the items on the ballot, and a video produced by the City of Chandler was played for the board members. Ms. Lang offered that the last bond election for the city was in 2021, and after extensive review and analysis of the projects that are part of the city's capital improvement plan, by the Resident Bond Exploratory Committee, in addition to the rising project costs, it was decided to hold a bond election, in order to complete these projects.

Ms. Lang emphasized that Chandler has one of the lowest property tax rates, and the cost behind the proposed bond is 0.47 cents per $100 if assessed value, however, the city aligns the retirement of debt with the sale of new bonds, so the tax rate remains stable.

Responding to Director Ertl, Ms. Lang conveyed that if the bonds are not authorized by the voters, they would have to go back to the voters for approval in 2026, as bonds are 73% of the city's 10-year capital plan. Without that authorization, the city would be limited in the capital projects that can be completed. She continued that the city typically goes out to the voters for bond approval on even years, in November as a part of the general election. This year is considered a Special Election, as it is occurring during an odd year.

Responding to Treasurer Kroll, Ms. Lang noted that the city is only 10% of the property tax bill, and the rest goes to the school districts and special districts.

Responding to Director Yang, Ms. Lang voiced that with the new bonds, according to what economists are saying, the interest rate will likely be around 4%.

Director Das stated that he believes the video should boldly highlight the fact that there will is no projected increase in property taxes to residents. Ms. Lang stated that she would make that change.

6. **May and June 2025 Financials:** Ms. Goucher reported that in the past, there was an approximate minimum balance of $100,000 in the cash account in order to avoid incurring additional fees, however that is no longer a requirement. She noted that the board will be earning a variable interest rate on the cash in the JP Morgan bank account, and recommended that with the upcoming grant payments, that they retain the current balance in order to make those payments.

Ms. Goucher presented the Financials for May and June 2025, attached to these minutes as **Exhibit A**.

Responding to Director Yang, Ms. Lang re-confirmed that the grants awarded by the IDA are paid out of ongoing administrative fees paid by entities during the life of the bond, once it is issued. This would allow the board, at their discretion, to continue to fund grant requests. She noted that the grant funds awarded amount is significantly lower than the funds on hand.
Treasurer Kroll noted that the Board has operated by funneling funds back out into the community to generate economic activity. An example of this was PPE grants awarded to businesses during COVID-19.

Ms. Lang voiced that the Board has also used funds for grants helping projects for Gangplank, the Chamber of Commerce and the railroad museum.

7. **Discussion Regarding a Request Submitted by Intel Corporation for an Extension of the Preliminary Approval of the Authority to issue its Revenue Bonds in an Amount not to Exceed $700,000,000 for Intel Corporation or its Affiliates:** Mr. Sakas reported that Intel Corporation is requesting an extension, as they continue to work toward obtaining an award of volume cap from the Arizona Finance Authority. He mentioned in the past, there has been an oversupply of volume cap, however, in the past few years, the demand has exceeded the available supply, and Intel's $700M bond is a large number, relative to the amount of annual volume cap available. So, Intel is working diligently with the Finance Authority on the project details on how best to secure the required volume cap. He added that in the past, the Board has approved waiving the $500 extension request fee, however, that is at the discretion of the Board.

   Ms. Boye voiced that Intel can only go back 3 years for expenses, so they are hoping to capture 2024, 2025 and 2026 qualifying expenses and be awarded the necessary volume cap to do the bond and reimburse themselves with the bond proceeds.

   Responding to Treasurer Kroll, Mr. Sakas acknowledged that this is the second extension before the Board, as the Board approved an extension last year in August 2024. Typically, extensions are done in 6-month increments, giving Intel a year to secure their volume cap allows them more time to do so.

   Responding to Treasurer Kroll, Ms. Lang confirmed that the fee waiver is solely at the board's discretion, however, these fees have historically been waived in the past because of the long-term relationship with Intel and their continued use of the IDA.

Action Agenda

8. **Consideration and Possible Adoption of Resolution No. 2025-03, Granting an Extension of the Preliminary Approval for the Authority to Issue its Revenue Bonds, in an Amount not to Exceed $700,000,000 Intel Corporation, or its Affiliates.** Director Ertl moved to approve Resolution No. 2025-03, granting an extension of the preliminary approval for the Authority to issue its Revenue Bonds in an amount not to exceed $700,000,000 for Intel Corporation or its affiliates. Treasurer Kroll seconded the motion. Motion approved unanimously, (5-0).

9. **Election of Officers (President).** Ms. Lange reported that long-time Board Member William Nolde, who was elected President of the IDA on May 13, 2025, submitted his resignation from the Board on July 21, 2025. This requires a new President be elected by the Board for the remainder of fiscal year 2025-26.

The Board moved to elect Shannon Wilson to President, John Lok to Vice President, Anthony Yang to Secretary, with Lee Kroll remaining as the Treasurer and the other Directors remaining in the annual rotation. Director Ertl motioned to approve as proposed, and Director Das seconded the motion. Motion approved unanimously, (5-0).

Member Comments/Announcement

None.

Calendar

The next regular meeting will be held on Tuesday, September 9, 2025, at 7:30 a.m.

Informational Items

None.

Adjourn

The meeting was adjourned at 8:27 a.m.

Shannon Wilson, President

Exhibit A

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION
MAY 31, 2025

ASSETS		
CURRENT ASSETS:		
Cash in bank	$ 109,270	
TOTAL CURRENT ASSETS		$ 109,270
OTHER ASSETS:		
Investments	1,396,230	
TOTAL OTHER ASSETS		1,396,230
TOTAL ASSETS		$ 1,505,500
LIABILITIES		
CURRENT LIABILITIES:		
Application deposits	3,000	
TOTAL CURRENT LIABILITIES		3,000
TOTAL LIABILITIES		3,000
CAPITAL:		
BEGINNING NET POSITION	$ 1,325,396	
Year-to-date change in net position	177,104	
ENDING NET POSITION		$ 1,502,500

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
May 31, 2025

	May 31, 2025	11 Months Ended May 31, 2025
OPERATING REVENUES:		
Annual admin fees (Intel)	$ -	$ 140,539
Other revenue	500	10,918
TOTAL INCOME	500	151,457
TOTAL OPERATING REVENUES	500	151,457
OPERATING EXPENSES:		
Refunded admin fees	-	6,000
Legal fees	-	7,418
Miscellaneous (account analysis settlement bank charge, IRS filings)	-	190
Grant payments	-	9,100
TOTAL OPERATING EXPENSES	-	22,708
OPERATING INCOME (LOSS)	500	128,749
NONOPERATING REVENUE:		
Investment income (LOSS)-Note 1	5,062	48,355
TOTAL NONOPERATING REVENUE	5,062	48,355
NET CHANGE IN NET POSITION	$ 5,562	$ 177,104

Note 1 - Interest income (Loss) is as follows:		
Realized interest to date	5,062	48,355

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF NET POSITION
JUN 30, 2025

ASSETS		
CURRENT ASSETS:		
Cash in bank	$ 109,270	
TOTAL CURRENT ASSETS		$ 109,270
OTHER ASSETS:		
Investments	1,400,965	
TOTAL OTHER ASSETS		1,400,965
TOTAL ASSETS		$ 1,510,236
LIABILITIES		
CURRENT LIABILITIES:		
Application deposits	3,000	
TOTAL CURRENT LIABILITIES		3,000
TOTAL LIABILITIES		3,000
CAPITAL:		
BEGINNING NET POSITION	$ 1,325,396	
Year-to-date change in net position	181,840	
ENDING NET POSITION		$ 1,507,236

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
June 30, 2025

	June 30, 2025	12 Months Ended June 30, 2025
OPERATING REVENUES:		
Annual admin fees (Intel)	$ -	$ 140,539
Other revenue		10,918
TOTAL INCOME	-	151,457
TOTAL OPERATING REVENUES	-	151,457
OPERATING EXPENSES:		
Refunded admin fees	-	6,000
Legal fees	-	7,418
Miscellaneous (account analysis settlement bank charge, IRS filings)	-	190
Grant payments	-	9,100
TOTAL OPERATING EXPENSES	-	22,708
OPERATING INCOME (LOSS)	-	128,749
NONOPERATING REVENUE:		
Investment income (LOSS)-Note 1	4,735	53,091
TOTAL NONOPERATING REVENUE	4,735	53,091
NET CHANGE IN NET POSITION	$ 4,735	$ 181,840

Note 1 - Interest income (Loss) is as follows:		
Realized interest to date	4,735	53,091