



**GLADDEN FARMS
COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS**

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, May 20, 2025, at or after 5:45 PM

Jon Post, Chairman
Roxanne Ziegler, Vice Chair
Patrick Cavanaugh, Board Member
Patti Comerford, Board Member
Herb Kai, Board Member
Terri Murphy, Board Member
John Officer, Board Member

SUMMARY MINUTES

CALL TO ORDER AND ROLL CALL

Chairman Post called the meeting to order at 5:46 PM and directed the District Clerk to call the roll. All Board Members were present, constituting a quorum.

PLEDGE OF ALLEGIANCE: Postponed until the start of the Regular Council Meeting.

APPROVAL OF AGENDA

Vice Chair Ziegler moved to approve the agenda as presented. Board Member Officer seconded the motion. Motion passed, 7-0.

CALL TO THE PUBLIC

BOARD ACTION

A1 Resolution No. GFCFD 2025-01: A Resolution of the District Board of Gladden Farms Community Facilities District, a Community Facilities District of Arizona, approving a tentative budget for fiscal year 2025-2026 pursuant to A.R.S. §48-716; setting a public hearing date on said tentative budget; filing statements and estimates of the operation and maintenance expenses of the district, the costs of capital improvements financed by the approved ad valorem tax levy, and the amount of all other expenditures for public infrastructure and enhanced municipal services proposed to be paid from the tax levy and of the amount to be raised to pay general obligation bonds of the district, all of which shall be provided for by the levy and collection of ad valorem taxes on the assessed value of all the real and personal property in the district; providing for notice of filing the statements and estimates, and notice of a public hearing on the portions of the statements and estimates not relating to debt service on general obligation bonds; and providing that this resolution shall be effective after its passage and approval according to law. (Yiannis Kalaitzidis)

Finance Director Yiannis Kalaitzidis explained that the tentative budget for the Gladden Farms Community Facilities District (CFD) for fiscal year 2025-2026 is approximately \$2.25 million and includes estimates for the operation and maintenance of the District and any outstanding debt service. He said there would be no new debt issuance planned for this CFD this year or in future years. If approved, District staff would comply with public notice requirements for a public hearing currently scheduled for June 17, 2025.

Vice Chair Ziegler inquired about the ending of a CFD's lifecycle. **Mr. Kalaitzidis** replied that taxes would continue to be collected until all existing debt was paid. He stated that once the debt is paid, it can be decided to dissolve the district or keep it for other purposes.

Board Member Kai moved to adopt Resolution No. GFCFD 2025-01. Board Member Officer seconded the motion. Motion passed, 7-0.

A2 Approval of the Gladden Farms Community Facilities District Board of Directors Meeting Summary Minutes of September 17, 2024 (Jill McCleary)

Vice Chair Ziegler moved to approve the Gladden Farms Community Facilities District Board of Directors Meeting Summary Minutes from September 17, 2024. Board Member Murphy seconded the motion. Motion passed, 7-0.

EXECUTIVE SESSIONS

Pursuant to A.R.S. §38-431.03, the Gladden Farms CFD Board may vote to go into executive session, which will not be open to the public, to discuss certain matters.

E1 Executive Session pursuant to A.R.S. §38-431.03 (A), the Gladden Farms CFD Board may ask for discussion or consideration, or consultation with designated Board representatives, or consultation for legal advice with the Board's legal counsel, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

ADJOURNMENT

Chairman Post asked for a motion to adjourn the meeting.

Board Member Kai moved to adjourn the meeting. Board Member Cavanaugh seconded the motion. Motion passed, 7-0. Meeting adjourned at 5:52 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Gladden Farms Community Facilities District Board meeting held on May 20, 2025. I further certify that a quorum was present.



Jill McCleary, District Clerk
Gladden Farms Community Facilities District

