



GLADDEN FARMS (PHASE II)
COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 21, 2026 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
Teri 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. Board Member Cavanaugh and Board Member Murphy were absent. All other Board Members were present, constituting a quorum.

PLEDGE OF ALLEGIANCE: Postponed until the Regular Council Meeting.

APPROVAL OF AGENDA

Board Member Kai moved to approve the agenda as presented. Vice Chair Ziegler seconded the motion. Motion passed, 5-0.

CALL TO THE PUBLIC

BOARD ACTION

Gladden Farms (Phase II) Community Facilities District
Board of Directors Summary Minutes
April 21, 2026

A1 Resolution No. GFCFD2 2026-001: Relating to Development; consideration and possible adoption of a resolution approving and authorizing the execution and delivery of a Second Amendment to District Development, Financing Participation and Intergovernmental Agreement (Gladden Farms (Phase II) Community Facilities District) (Jane Fairall)

Town Attorney Jane Fairall presented on this item. She stated that the original agreement was entered into in 2008 and first amended in 2019. **Ms. Fairall** explained that the proposed amendment addressed three primary items: increasing the not-to-exceed total aggregate principal amount of developer bonds from \$20 million to \$32 million to accommodate increased infrastructure and construction costs; extending the timeframe for debt issuance to January 1, 2034; and extending the termination date of the agreement to February 1, 2059.

Vice Chair Ziegler moved to adopt Resolution No. GFCFD2 2026-001. Board Member Comerford seconded the motion. Motion passed, 5-0.

A2 Approval of Gladden Farms II Community Facilities District Board Meeting Summary Minutes of June 17, 2025 (Jill McCleary)

Board Member Kai moved to approve the Gladden Farms II Community Facilities District Board of Directors Meeting Summary Minutes of June 17, 2025. Board Member Officer seconded the motion. Motion passed, 5-0.

EXECUTIVE SESSIONS

Pursuant to A.R.S. §38-431.03, the Gladden Farms (Phase II) 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 (Phase II) 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 Officer moved to adjourn the meeting. Board Member Kai seconded the motion. Motion passed, 5-0. Meeting adjourned at 5:50 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Gladden Farms (Phase II) Community Facilities District Board of Directors meeting held on April 21, 2026. I further certify that a quorum was present.



Jill McCleary, District Clerk
Gladden Farms (Phase II) Community Facilities District

