



GLADDEN FARMS  
COMMUNITY FACILITIES DISTRICT  
BOARD OF DIRECTORS  
11555 W. Civic Center Drive, Marana, Arizona 85653  
Council Chambers, May 19, 2026 at or after 5:30 PM

Jon Post, Chairman  
Roxanne Ziegler, Vice Chair  
Patti Comerford, Board Member  
Patrick Cavanaugh, 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 5:32 PM and directed the District Clerk to call the roll. **Board Member Comerford** was absent until 5:35 PM, after which she was present. All other Board Members were present during the meeting, constituting a quorum.

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

**APPROVAL OF AGENDA**

*Board Member Cavanaugh moved to approve the agenda as presented. Board Member Officer seconded the motion. Motion passed, 6-0.*

## CALL TO THE PUBLIC

### BOARD ACTION

A1 Resolution No. GFCFD 2026-01: 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 2026-2027 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 2026-2027 is approximately \$2.3 million and includes estimates for the operation and maintenance of the District. If approved, **Mr. Kalaitzidis** said that District staff will comply with public notice requirements for a public hearing currently scheduled for June 16, 2026.

*Vice Chair Ziegler moved to adopt Resolution No. GFCFD 2026-01. Board Member Cavanaugh seconded the motion. Motion passed, 6-0.*

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

*Board Member Officer moved to approve the Gladden Farms Community Facilities District Board of Directors Meeting Summary Minutes from June 17, 2025. Board Member Kai seconded the motion. Motion passed, 6-0.*

### 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.

*Vice Chair Ziegler moved to adjourn the meeting. Board Member Kai seconded the motion. Council Member Comerford, now present, was taking her seat and did not participate in the vote. Motion passed, 6-0. Meeting adjourned at 5:36 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 19, 2026. I further certify that a quorum was present.

---

David Udall, Acting District Clerk  
Gladden Farms Community Facilities District