



GLADDEN FARMS (PHASE II)
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 5:36 PM and directed the District Clerk to call the roll. All 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. Board Member Cavanaugh seconded the motion. Motion passed, 7-0.

CALL TO THE PUBLIC

BOARD ACTION

A1 Resolution No. GFCFD2 2026-02: A Resolution of the District Board of Gladden Farms (Phase II) Community Facilities District, a Community Facilities District of Arizona, approving a tentative budget for fiscal year 2026-2027 pursuant to ARS §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 to be 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 (Phase II) Community Facilities District (CFD) for fiscal year 2026-2027 is approximately \$7.8 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. GFCFD2 2026-02. Board Member Officer seconded the motion. Motion passed, 7-0.

A2 Approval of Gladden Farms (Phase II) Community Facilities District Board Meeting Summary Minutes of April 21, 2026 (Jill McCleary)

Board Member Cavanaugh moved to approve the Gladden Farms II Community Facilities District Board of Directors Meeting Summary Minutes of April 21, 2026. Board Member Kai seconded the motion. Motion passed, 7-0.

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 Kai moved to adjourn the meeting. Board Member Cavanaugh seconded the motion. Motion passed, 7-0. Meeting adjourned at 5:40 PM.

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the regular Town Council meeting held on May 19, 2026. I further certify that a quorum was present.

David L. Udall, Acting Town Clerk