



GLADDEN FARMS
COMMUNITY FACILITIES DISTRICT
BOARD OF DIRECTORS
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, June 16, 2026 at or after 5:45 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 5:45 PM and directed the District Clerk to call the roll. **Board Member Kai** was absent, 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 Comerford seconded the motion. Motion passed, 6-0.

CALL TO THE PUBLIC

BOARD ACTION

A1 PUBLIC HEARING: Resolution No. GFCFD 2026-02: A Resolution of the District Board of the Gladden Farms Community Facilities District, Pima County, Arizona, approving the final budget by the Gladden Farms Community Facilities District Board for the fiscal year beginning July 1, 2026, and ending June 30, 2027 (Yiannis Kalaitzidis)

Finance Director Yiannis Kalaitzidis reminded the Board that the tentative budget for the Gladden Farms Community Facilities District was presented on May 19, 2026, and said that there have been no changes between the tentative budget and final budget.

Mr. Kalaitzidis stated that the budget remains just under \$2.4 million with no new debt and that the tax rate is being reduced by \$0.35 per \$100 of assessed value to a total of \$2.20. He stated that all notices for the public hearing were properly posted.

Board Member Cavanaugh asked what would happen if development occurs more slowly than projected and who would be responsible if assessment revenues were insufficient to cover bond payments. **Mr. Kalaitzidis** explained that the answer depends on the circumstances and the development agreement, and that for Gladden Farms there is a standby contribution agreement under which the developer would contribute any shortfall needed to make the debt service payment whole. **Board Member Cavanaugh** asked for confirmation that the developer would cover the shortfall, and **Mr. Kalaitzidis** confirmed.

Chairman Post opened the public hearing at 5:48 PM.

Chairman Post closed the public hearing at 5:48 PM.

Board Member Comerford moved to adopt Resolution No. GFCFD 2026-02. Vice Chair Ziegler seconded the motion. Motion passed, 6-0.

A2 Approval of Gladden Farms Community Facilities District Board Meeting Summary Minutes of May 19, 2026 (David L. Udall)

Board Member Cavanaugh moved to approve the Gladden Farms Community Facilities District Board of Directors Meeting Summary Minutes from May 19, 2026. Board Member Officer 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.

Board Member Comerford moved to adjourn the meeting. Board Member Officer seconded the motion. Motion passed, 6-0. Meeting adjourned at 5:49 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 June 16, 2026. I further certify that a quorum was present.

Jill McCleary, District Clerk
Gladden Farms Community Facilities District