

**MINUTES
SPECIAL MEETING
THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF SAN LUIS
COUNCIL CHAMBERS
1090 E Union Street. San Luis, Arizona 85349
September 8, 2025
5:30 p.m.**

- 1. CALL TO ORDER/ROLL CALL** President Gary Black called the meeting to order at approximately 5:30 p.m.

THOSE PRESENT:

Director Francisco Magallon (via TEAMS)
Director Joe Harper
President Gary Black

THOSE NOT PRESENT

Director Maria Gonzalez
Vice President Marco Pinzon

OTHERS PRESENT

Kay Marion Macuil, City Attorney
Glenn Gimbut, General Counsel for the Board.
Janet Taylor, Clerk of the Board
Antonio Maldonado, Multi-Media Production and Operations Specialist
Israel Lara, IT Technician
Ashley Dennis, Attorney for Kutack/Rock (via TEAMS)
Gerald Hunt Esq.

- 2. CONSENT AGENDA**

All matters are considered to be routine by the Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- 2.A. Minutes of Special Meeting held October 2, 2024**

Motion to approve minutes by Director Joe Harper and Director Fransico Magallon. **Motion passed unanimously.**

The vote was as follows:

Director Fransico Magallon	Aye
Director Joe Harper	Aye
President Gary Black	Aye

- 3. DISCUSSION AND POSSIBLE ACTION ITEMS:**

Discussion and possible action on any and all matters regarding Resolution No. 2025-01. An amending resolution of the Board of Directors of the Industrial Development Authority of the City of San Luis, Arizona amending Resolution No. 2024-01 previously adopted by the Board on October 2, 2024, concerning the Board's approval of the issuance of debt, the proceeds of which are to be lent to the Regional Center for Border Health, Inc. (**Glenn J. Gimbut, General Counsel of the IDA Board**)

Mr. Gimbut explained the need to amend Resolution No. 2024-01 and what a TEFRA was, and the timeline is one one-year. He described the need for an increase in debt from 80,000,000 to 100,000,000. This allows for a little more time and money. What is still needed is a parity agreement from the USDA. Once they get USDA approval, they can begin.

Mr. Gimbut stated that the investment broker with which the Regional Center is working estimates the bond issue to be \$93,000,000.

Mr. Harper stated that he knows that they are waiting for people to be appointed. Mr. Gimbut answered that if the USDA gives its approval to a parity agreement, they will be closing in eight weeks.

Mr. Gimbut explained that everything was in place as far as construction, and they have two contractors, one of which is Pilkington. They already have the design, and the permits are ready to be issued. The land is bought, it is all set, except for parity.

Mr. Black said that he had answered his question and that he hopes USDA funds will come together to get this project closed.

MOTION: Director Joe Harper and Director Frank Magallon approved to adopt Resolution 2025-01 to increase the financing to a total of \$100,000,000 for the Border Health Medical Campus/San Luis Community Hospital in the form as presented. **Motion passed unanimously.**

The vote was as follows:

Director Frank Magallon	Aye
Director Joe Harper	Aye
President Gary Black	Aye

4. NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS

No new business.

5. ADJOURNMENT

Meeting adjourned at approximately 5:40 p.m.

APPROVED:



Gary Black, President

ATTEST:



Janet Taylor, Clerk of the Board

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting of the Industrial Development Authority of the City of San Luis, Arizona, held on September 8, 2025. I further certify that the meeting was duly called and held and that a quorum was present.



Janet Taylor, Clerk of the Board