

**MINUTES**  
**SAN LUIS FACILITY DEVELOPMENT CORPORATION**  
**San Luis Council Chambers**  
**San Luis, Arizona 85349**  
**May 14, 2025**  
**5:00 p.m.**

1. **CALL TO ORDER/ROLL CALL** President Jenny Torres called the meeting to order at approximately 5:00 p.m.

**THOSE PRESENT:**

Vice President Joe Harper  
Director Eulogio Vera  
Director Marco Pinzon (arrived at 5:09 p.m.)  
President Jenny Torres

**THOSE NOT PRESENT:**

Director Maria Gonzalez

**OTHERS PRESENT:**

Kay Macuil, City Attorney, Attorney for the Corporation  
Janet Taylor, Legal Assistant, Clerk of the Board  
David Rivas, Warden, LaSalle Corrections  
Thomas Carroll, Assistant Warden, LaSalle Corrections  
Antonio Maldonado, Multi-Media Production & Operations Specialist.  
Albert Moreno, IT Technician

**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:**

- Regular meeting held January 22, 2025

**MOTION:** Vice President Joe Harper and Director Eulogio Vera approved the minutes of the meeting held January 22, 2025. **Motion passed unanimously.**

**The vote was as follows:**

Vice President	Aye
Director Eulogio Vera	Aye
President Jenny Torres	Aye

**3. DISCUSSION AND POSSIBLE ACTION ITEMS:**

**3. A. Discussion and possible action on any and all items regarding ratifying the contract with ICE. (Kay Marion Macuil, General Counsel)**

Ms. Macuil explained that the ICE contract was done in February. She stated that it wasn't brought to the board immediately because they were expecting to bring requests for reimbursement for the reserve fund. Still, at the last minute, LaSalle requested to have those items removed from the agenda. So today, we are asking for the expired ICE contract to be ratified. It was renewed for another 5 years. The 100-bed guarantee continues. The rate increased from \$125 to \$140 per bed per person with increments for the second and third years. The fourth and fifth years would be at \$154.54.

ICE will also pay for transportation, which was not one of the bond replacements, so its bond payment is outside of that process, but it does help LaSalle stay in business. The buses they use to transport are in excess of \$600,000.00, and they were only getting mileage at .60 cents per mile. This contract allows for \$5.83 per mile.

President Jenny Torres stated that these were tough negotiations and that they did a really good job trying to keep the facility in operation, and this was a pretty big step in doing that.

Director Eulogio Vera asked how the \$5.83 per mile was calculated. He stated he had never seen it that high.

Ms. Macuil stated that the CFO was happy with that amount.

Warden Rivas stated that that is the actual cost and that they do a lot of runs for them.

President Torres asked the board if there were any further questions. There were none.

**MOTION:** President Jenny Torres and Vice President Joe Harper approve ratifying the contract with ICE signed on February 28, 2025. **Motion passed unanimously.**

**The vote was as follows:**

Vice President	Aye
Director Eulogio Vera	Aye
President Jenny Torres	Aye

**3.B. Discussion and possible action on any and all matters regarding ratification of a contract modification for rate increases for detention services for the United States Marshals Service. (Kay Marion Macuil, General Counsel)**

Ms. Macuil stated that this item is the Marshals contract and normally doesn't come back to the board. Negotiations began back in August. When the wage determination comes from the Department of Labor. We negotiated until March 10. This is our main contract. ICE is a big contract but this is where all Federal agencies piggy back on the Marshals contract. The Department of Labor determines how much is the prevailing wage for guards in prisons and the other employees. It is done every August and based on that information, they base that on the contract. Since negotiations took such a long time I brought this back to the board. We went from \$104.84 to \$140.00 per person per day.

Warden Rivas gave a little history on the matter. We have never received an increase based on operational expenses since 2015. 2015 agreement with the US Marshals addressed the labor wages requirement. From then on the only increases they made were based on Department of Labor Wages. CFO Tim Kerpiewski brought up that point. We let them know that ICE agreed on the same per diem.

Warden Rivas stated that the difference between them is that ICE had a guarantee of 100 beds capacity payment meaning whether there is 1 detainee or 100 they pay for 100.

Ms. Macuil stated that the transportation services went up a little over \$3.00.

President Jenny Torres stated that these were excellent negotiations and it helps the facility continue to operate, and was very happy with the outcome of those negotiations.

Warden mentioned that they struggled with it, and the negotiations went back and forth, and then went silent for long periods at a time.

Vice President Harper asked what the population was currently and Ms. Torres responded that it was around 550.

Warden Rivas stated that it is a different population; they are no longer staging and leaving, since asylum is no longer available to them, they are staying much longer.

Vice President Harper asked if both units were working now, and the Warden replied, yes.

Ms. Macuil noted for the record that Director Marco Pinzon arrived at around 5:10 p.m.

President Torres briefed Director Pinzon on the items that were discussed.

Vice President Harper asked the Warden how we compare to state wages, and he replied that we were ahead of them, but with their retention issues and competition, they have also gotten some increases. Warden stated that the current bills were asking for more money for them. Warden Rivas stated their hands were tied with Federal Department of Labor wages and did not have any hiring issues.

President Torres asked how many employees the Warden has, and the Warden replied 197, and there were some vacancies. He stated that they have 18 officers set to graduate this Friday, and soon after, they will have to start another class for nine officers.

Director Pinzon apologized for being late, understood the increase from \$108 to \$140, and asked what the \$35.00 to \$38.50 was, and it was explained that it was a transportation fee.

**MOTION:** Vice President Joe Harper and Director Marco Pinzon approve the ratification of Marshals modification No. 28 of the Intergovernmental Agreement for Detention Services with the San Luis Facility Development Corporation. **Motion passed unanimously.**

**The vote was as follows:**

Vice President Joe Harper	Aye
Director Eulogio Vera	Aye
President Jenny Torres	Aye
Director Marco Pinzon	Aye

#### **4. EXECUTIVE SESSION**

4.A. Discussion and possible action to hold an executive session pursuant to A.R.S. § 38-431.03(A) (3) and (7) on any and all matters for discussion or consultation for legal advice with the Corporation's Attorney in order to consider the Corporation's position and instruct its attorney regarding the sale of real and personal property.

**MOTION:** Director Marco Pinzon and Vice President Joe Harper approved to hold an executive session. **Motion passed unanimously.**

**The vote was as follows:**

Vice President Joe Harper	Aye
Director Eulogio Vera	Aye
President Jenny Torres	Aye
Director Marco Pinzon	Aye

#### **4. MOTION TO GO BACK INTO REGULAR SESSION**

Director Marco Pinzon and Vice President Joe Harper approved to go back into regular session. **Motion passed unanimously.**

**The vote was as follows:**

Vice President Joe Harper	Aye
Director Eulogio Vera	Aye
President Jenny Torres	Aye
Director Marco Pinzon	Aye

**6. DISCUSSION ITEMS**

**6. A.** Discussion and possible action on any and all matters to consider recommending that the City Council call an election to request voter authority to sell real and personal property of the San Luis Regional Detention and Support Center. **(Kay Marion Macuil, General Counsel)**

Ms. Macuil stated that this motion would recommend that the city council call an election to sell the property. Under Arizona Statutes, if the property is valued at \$15 million or more, it must go out to the voters. The property is worth over \$15 million, so we need voter approval to sell the facility.

**MOTION:** Vice President Joe Harper and Director Marco Pinzon approve to recommend to the San Luis City Council that it call an election for voter authority for a five-year period to sell the land and the buildings of the San Luis Regional Detention and Support Center. **Motion passed unanimously.**

**The vote was as follows:**

Vice President Joe Harper	Aye
Director Eulogio Vera	Aye
President Jenny Torres	Aye
Director Marco Pinzon	Aye

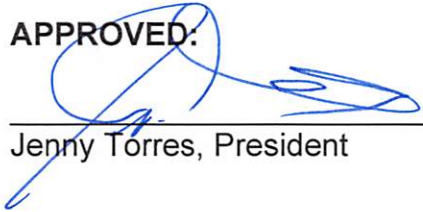
**7. NEW ITEMS OF BUSINESS FOR FUTURE AGENDAS.**

There were no future items.

**8. ADJOURNMENT**

*President Jenny Torres adjourned the meeting at approximately 5:46 p.m.*

APPROVED:

  
\_\_\_\_\_  
Jenny Torres, 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 Regular Meeting of the San Luis Facility Development Corporation, held on May 14, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

  
\_\_\_\_\_  
Janet Taylor, Clerk of the Board