



Industrial Development Authority

MINUTES
INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF DOUGLAS
FRIDAY, JUNE 12, 2026 AT 9:00 A.M.
CITY HALL, COUNCIL CHAMBER, 425 10TH STREET, DOUGLAS, AZ, 85607

1. **CALL TO ORDER.** 9:05 a.m.

2. **ROLL CALL.**

	PRESENT	ABSENT		PRESENT	ABSENT
Robert Fernandez	X		Javier Fimbres		EXCUSED
Alan Mankero	X		Kim Peralta	X	
Vicky Merritt	X		Yvonne Perez	X	
David Studer	X				

3. **PERSONS WISHING TO ADDRESS THE INDUSTRIAL DEVELOPMENT AUTHORITY MEMBERS IN WRITING OR VERBALLY ON ANY ITEM NOT ON THE AGENDA.**

4. **DISCUSSION/WITH POSSIBLE DECISION ON APPROVAL OF CONSENT AGENDA ITEM: MEETING MINUTES FOR APRIL 10, 2026 AND MAY 8, 2026.**

Motion to accept as presented passed unanimously.

5. **DISCUSSION/WITH POSSIBLE DECISION ON MAY 2026 TREASURER'S REPORTS.**

Beginning balance \$8963.04 3 deposits \$1988.82, 1 direct deposit \$893.72 ending balance \$92535.58 Edward Jones account \$309029.76.

Motion to accept as presented passed unanimously.

6. **UPDATE/DISCUSSION BY THE CITY OF DOUGLAS ON ANY DISCUSSION PERTINENT TO THE IDA.**

City staff was not in attendance.

7. **PRESENTATION/DISCUSSION/POSSIBLE DIRECTION BY MR. BOJORQUEZ WITH A REQUEST FOR FUNDING FOR HIS PROJECT.**

Mr. Bojorquez was not in attendance.

8. **UPDATE/DISCUSSION WITH POSSIBLE DECISION ON THE NEW WAREHOUSE.**

Update: The IDA attorney strongly suggests at this time is the most cost-effective way to the IDA is to contact the title agency and see if they are willing to update the contract to track payments as follows: 1. Mr. Bracamonte to make interest only payments for 9 months on a regular basis. 2. After 9 months Mr. Bracamonte will make interest and principal payments for an additional 9 months. 3. Once those 18 months have been successfully paid, the IDA will drop all late fees and charges and regular payments are to continue. Vicky will contact the title company to determine if the agreement can be restructured and report back to the IDA on 7/17/26.

9. UPDATE/DISCUSSION/WITH POSSIBLE DECISION ON THE IDA WEBSITE.

Alan Manquero presented preliminary cost estimates for establishing a standalone, live website for the IDA. The projected expenses include a creation fee of \$740, an annual hosting fee of \$240, a domain registration fee of \$20, monthly maintenance at \$25, and additional costs for updating photographs.

As an alternative, Mr. Manquero noted that a Facebook page could be created at no cost. Ms. Peralta raised the question of who on the Board would be responsible for managing such a page.

The Board engaged in discussion regarding the costs and benefits of a standalone website. Mr. Studer, with agreement from several members, emphasized the importance of presenting the IDA professionally to potential investors. He stated that the IDA should operate as an independent entity, not as an extension of the City of Douglas.

Mr. Manquero reported that he reviewed the Sierra Vista IDA's website, noting that the contact listed is Mr. Slania, a bond attorney. He also reviewed several other IDA websites, including Tucson's. Mr. Manquero will prepare a mock-up of a potential IDA website for presentation at the July 17, 2026 meeting.

Mr. Studer reiterated that the IDA needs its own "information highway." Mr. Manquero added that the website could include links to the IDA's application materials and contact information.

Mr. Fernandez expressed concerns about using Facebook due to the two-sided public commenting feature and stated that a standalone website would better serve the IDA's intended audience. Mr. Manquero concurred. The Board generally agreed that the IDA should pursue development of a website.

Ms. Merritt noted that the Sierra Vista IDA does not issue loans as the Douglas IDA does; rather, it serves the development community primarily as a bond issuer.

Mr. Studer emphasized that professionalism and appearance are essential, and that a well-designed website would support that objective. No motion was made at this time. Mr. Manquero will provide a mock-up at the next meeting.

Mr. Fernandez requested information on the projected investment required for one year and for two years.

Mr. Studer noted that at a recent joint city meeting, Ms. Urquijo noted that the IDA may need to have a paid director to run the IDA as the board members are all volunteers running our own businesses. Mr. Fernandez noted that if we can be in a position to issue bonds, we would have revenue to have a paid position.

10. DISCUSSION/WITH POSSIBLE DECISION ON AN EXECUTIVE SESSION REGARDING LAND.

11. DISCUSSION/WITH POSSIBLE DECISION TO MOVE THE REGULAR JULY MEETING FROM JULY 10, 2026 TO JULY 17, 2026.

Ms. Merritt will be gone on July 10th, she suggested rescheduling the meeting to the July 17, 2026.

Motion by Mr. Studer, second by Ms. Peralta, to approve rescheduling the meeting to July 17, 2026.

Roll Call: Voted in Favor: Robert Fernandez, Vicky Merritt, David Studer, Yvonne Perez, Kim Peralta, and Alan Mankero. Voted Against: None..

12. ITEMS FOR NEXT AGENDA.

13. NEXT MEETING DATE.

Friday, July 17, 2026, at 10:00 a.m.

14. ADJOURNMENT.

Motion by Ms. Merritt, second by Ms. Peralta to adjourn the meeting at 10:07 a.m.

Roll Call: Voted in Favor: Robert Fernandez, Vicky Merritt, David Studer, Yvonne Perez, Kim Peralta, and Alan Mankero. Voted Against: None.

Vicky Merritt, IDA Secretary