



Industrial Development Authority

MINUTES

INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF DOUGLAS
FRIDAY, FEBRUARY 13, 2026, AT 10:00 A.M.
CITY HALL, COUNCIL CHAMBER, 425 10TH STREET, DOUGLAS, AZ, 85607

1. **CALL TO ORDER.** 10:00 a.m.

2. **ROLL CALL.**

	PRESENT	ABSENT		PRESENT	ABSENT
Robert Fernandez		Excused	Kim Peralta		X
Alan Manquero	X		Yvonne Perez		X
Vicky Merritt	X		David Studer		Excused
Ida Pedrego	X				

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

Antonio and Art Baltazar, Energy and Construction General Contractor, 520-661-0070

- Mr. Baltazar was invited by the city Mayor to share about new energy technology. He shared their new technology and different products. One of the things we want to improve is working with energy companies. Our new energy technology that can assist the city with housing, water, and energy. We come with new technology and when I spoke with the mayor we would need comps from the energy companies. The mayor asked us to share with you. We can offer a new way to save on energy for hotels, hospitals, and international airports. Once these comps are received, we can start to work together. We just want to see what the best place is to start with the new technology we propose. We believe we can save the state up to \$2 million a month, it can be up to 21 to 25 million a year. We would like to learn where we can help and hopefully work together. We are currently working with Sierra Vista. We would like to see what the best way is to approach savings to you. We could bring in a hospital as a teaching hospital to combine the hospital with the college. These are things we are looking at. The more comps we have, the better we can provide information as to how we can help you save on energy costs. We have an engineer and a CEO that help to find what magnitude you will need and how to develop a strategy to save money. We do have a set up warehouses, hospital, regular housing, and efficiency with a 50-year warranty. We need to work together. This is progress; we don't want investors. We want to show you what we can do for the state, and county. We have done this in 13 other countries. We don't waste water; we use treated water. We find ways to find efficiency for the earth. This is much better than solar panels, which is better for earth. Mrs. Peralta indicated that if there was any way the IDA could help, we should be informed.

4. **DISCUSSION/WITH POSSIBLE DECISION ON APPROVAL OF CONSENT AGENDA ITEM:
MEETING MINUTES FOR JANUARY 20, 2026.**

Motion by Mrs. Pedregó, second by Mrs. Merritt, to approve the meeting minutes of January 20, 2026 at the next board meeting.

Roll Call: Voted in Favor: Vicky Merritt, Alan Manquero, Yvonne Perez, Kim Peralta, and Ida Pedrego. Voted Against: None.

5. DISCUSSION/WITH POSSIBLE DECISION ON THE JANUARY TREASURER'S REPORT.

Mrs. Perez informed the directors the beginning balance was \$83,328.03 with deposits of Aspen \$1,300.00, Douglas Tortilleria \$208.82, Dr. Finch \$480.00, and Steve Helffrich \$893.72 for a total of \$2,882.54 deposits. One check to Attorney Jana Flagler in the amount of \$795.00. Ending balance of \$85,415.57 in Checking, savings balance \$996.00 and Edward Jones \$305,070.20.

Motion by Mrs. Pedrego, second by Mrs. Merritt, to approve January's treasurer's report as provided.

Roll Call: Voted in Favor: Vicky Merritt, Alan Manquero, Yvonne Perez, Kim Peralta, and Ida Pedrego. Voted Against: None.

6. UPDATE/DISCUSSION ON THE NEW WAREHOUSE BY MR. STUDER.

It was noted that Mr. Studer was absent from the meeting. Mrs. Peralta provided the directors with a spread sheet with numbers as to what Mr. Bracamonte owes the IDA. It was noted Mr. Bracamonte stopped paying as of July 2024 and continues to accumulate interest for the current month of February 2026. Mrs. Peralta understands each month accrues compounded interest and at this point it is over \$24,000, almost \$25,000 is owed. Mrs. Peralta had a question if after the first month is due, are penalties still added. The promissory note states that after 10 days he will pay \$50.00 a day for each day he is late. Mrs. Pedrego stated that to her knowledge that that amount accumulates until he catches up on the payments. For the first month it is \$1,000 in penalties, it is \$50 for every day he is late for the first month it was 1,000 a month. For the following month after the first it is \$1,500 in penalties for each month that he is late. The current penalties he owes are \$29,000 in late penalties and it does not accrue interest and currently he is accumulating more than that. He has accumulated more than \$73,000 more in fees for the IDA Mrs. Merritt stated that as Mr. Studer suggested we can come to some kind of agreement with Mr. Bracamonte if he were to start paying the IDA again and we could consider dropping the penalties. Mrs. Pedrego thanked Mrs. Peralta for her report and believes Mr. Bracamonte needs to meet with the IDA to discuss ways to resolve this. The IDA wants their initial loan back. Mrs. Peralta would like Mr. Studer to find a way for Mr. Bracamonte to attend the meeting and find out what his finances are. If he can't pay all then how much can he start to pay. Mrs. Perez suggests that we speak with Mr. Studer and develop a plan.

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

Mrs. Urquijo shared first that they met with the group and asked them to introduce themselves to the IDA as a company for the purpose of using the IDA as a potential bonding agency. They are seeking a financial model to bring into the community housing development and various other types of projects; but they don't work directly with investors, they work with banks. The city suggested that the IDA could be a mechanism to use those tax-exempt bonds as an opportunity for the IDA to move into that space. Mrs. Urquijo suggested a board member could meet with. I also provided Mrs. Pedrego with a letter of correction. At the previous meeting I referred to the Ramirez Advisor's contract as a memorandum of understanding with the city and IDA and in fact it was with the city and the DREDC. I provided a written correction to amend the minutes. I believe all directors have a copy. As you may recall DREDC has dissolved and we are working with them to finalize transition of bank accounts. I know that we worked last month to finalize December's account and asked Mr. Scherden to close out the year 2025. Where we go for year 2026, I think there are some steps forward. Because DREDC no longer exists officially and the memorandum of understanding for us to use as a passthrough for payment no longer exists, we are still in the process of finalizing an agreement with Mr. Ramirez to move forward. In the city's conversations with him, he has stipulated that his scope will remain the same because it is a long project that has historical roots and it must go to completion. So, any new project, for example the 45 acres, will go through a different scope and a different arrangement. The city can help to facilitate that if it pleases the board but for now the city is moving forward in the same scope. In Mrs. Urquijo's mind it kind of changes a couple of things for the IDA. Since the IDA was not in the first IGA of memorandum of understanding although they have historical records from past meetings and actions where it is noted that the IDA has made partial payment to support Mr. Ramirez's contract until its completion. It does not mean the IDA cannot bring it back for consideration in the light of the change with DREDC. Mrs. Urquijo also provided piece of correspondence from Ramirez Advisor's, because she believes it was Mr. Studer who asked what the city's return for their contribution to Ramirez's Advisors for this effort in this project. Correspondence for the IDA's records.

- 8. DISCUSSION/WITH POSSIBLE DECISION TO SELECT A COMMITTEE OF THREE IDA BOARD MEMBERS TO BE ADVOCATES FOR DISCUSSIONS WITH THE CITY AND MR. LUIS RAMIREZ REFERENCING THE 45 ACRES.**

Motion by Mrs. Pedregó, second by Mrs. Merritt, to approve Robert Fernandez, David Studer, and Kim Peralta to form a committee as advocates to discuss Mr. Luis Ramirez and the 45 acres with the Douglas Mayor and Council.

Roll Call: Voted in Favor: Vicky Merritt, Alan Manquero, Yvonne Perez, Kim Peralta, and Ida Pedrego. Voted Against: None.

- 9. DISCUSSION/WITH POSSIBLE DECISION ON REVISITING THE PAYMENT STRUCTURE WITH THE CITY OF DOUGLAS TO RAMIREZ ADVISORS INTERNATIONAL.**

No discussion.

- 10. UPDATE/DISCUSSION ON DOUGLAS TORTILLERIA.**

Mrs. Pedrego informed us that Mr. Fernandez spoke with a city employee referencing Douglas Tortilleria. To be discussed at next meeting.

- 11. DISCUSSION/WITH UPDATE ON IDA'S WEBSITE.**

Mr. Manquero is testing 5G cameras for a customer and will report later.

- 12. ITEMS FOR NEXT AGENDA.**

1. Douglas Tortilleria
2. Update/Discussion on New Warehouse
3. Discussion on "learning about providing bonds.
4. Update from City Manager
5. Discussion with Mr. Antonio Baltazar

- 13. NEXT MEETING DATE:**

Friday, March 13, 2026, at 10:00 a.m.

- 14. ADJOURNMENT.**

Motion by Mrs. Pedregó, second by Mrs. Perez, to adjourn meeting at 10:33 a.m.

Roll Call: Voted in Favor: Vicky Merritt, Alan Manquero, Yvonne Perez, Kim Peralta, and Ida Pedrego. Voted Against: None.

Ida Pedrego, IDA Secretary