

The Annual Meeting of Grant Road Industrial Center Owner's Association was held on Tuesday December 3, 2019 in the board room of Alphagraphics. The Meeting was called to order at 10:10 am. The President, Steve Juhan asked that a motion be made to open the meeting: Steve Juhan so moved and Rick Eller seconded the motion.

Those attending:

Lisa Jones & Kevin Jones (Siblings) - Alphagraphics, 2500 N. Coyote Drive

Steve Juhan - Legacy Business Properties LLC, 2440 N. Coyote 121

Kristin Lynch – GRIC Association Secretary

Todd Meeks - Spartan Armor Systems, 1830 West Copper Drive

Mike Scharmek - MS Enterprises, 2425 N. Huachuca Drive

Batoun Herrington – 2500 N. Coyote Drive, Chapman Management

Mike Wintrode – Tucson Firefighters Association, 2430 N. Huachuca Dr.

Lt. Steven Simmers – Tucson Police Department

Mike Hennessy – Grant Road Industrial LLC. 1802 W. Grant Road

Fred Webber – Falks LLC, 2420 N. Huachuca Drive

Al Farner – Farner Trust, 1700 W. Grant Road

Earl Wheatley- Imaginative Materials & Designs, 2570 N. Huachuca Dr.

Rick Eller – Desert Metals, 2465 N. Huachuca Dr.

The Association Secretary, Kristin Lynch, mailed out and emailed the notice of meeting and the minutes to all owners in October 2019. Steve decided not to read the minutes from last year due to time constraints. Lt Simmers was going to speak about the homeless problem.

The Treasurer's Report: Projected Budget and Full Cash Value Statement was presented and passed around by Steve Juhan. The Treasurer's report runs from November 1, 2018 to October 31<sup>st</sup> 2019. Copies were handed out to everyone. This year's expenses were \$51,878.55. Brightview (Groundskeeper) had \$211.06 of irrigation repairs, down from last year. Fred Webber said Brightview (Groundskeeper) was doing a great job. The five brick planters were repaired on Huachuca by a man named Scott McMullen. Mammoth Trees went down in cost this year by \$2417.00. Allied Universal had the largest increase of \$1,009.23. Richard Kennedy went up \$50.00 this year. Arizona Department of Revenue gave us a credit of \$14.10 because we were double charged. Projected annual budget for 2019-20 was \$54k. The full cash value budget of \$55-58k was presented. Steve explained to Mike Hennessy that some extra money must be collected to buffer in case of late payments or non payments. And also extra money for pot

hole repairs and/or tree trimming. This next year's billing will be \$56k. The Motion to accept the Treasurers Report Mike Scharmek, Mike Hennessy seconded the motion. Motion carried.

Architectural Committee: We thanked the owners of Alphagraphics, Batoun Herrington resurfaced the parking lot and common area side street. Looks beautiful! Greatly appreciated. Everyone agreed and chuckles that it cost a lot. Steve was curious and told Batoun to tell him later. Al Farner chimed in about getting colors approved for his building 1700 Grant Rd. informed him that the Architectural Committee consists of Mike Scharmek, Mike Hennessy and Steve Juhan. So if you get colors, and you want to change the colors. Send one of the three of us an email. And then we can approve it for you. Mike Hennessy said he likes what Al likes for color choices. Mike Hennessy said to Mike Wintrode that he lives in a purple house, everyone laughed. Mike Hennessy said also if you own the building a new coat of paint always looks nice, no matter the color it is. Two up and coming paint submitting is the Alphagraphics building, and also Mike Wintrode has plans to do the Tucson Firefighters Association building. Steve said we are pretty lenient on colors.

Presidents Report: Buildings that sold are Alphagraphics aka Chapman Management, and Tucson Firefighters Association, Steve said the Firefighters got a good deal. Steve and Mike Hennessy recently each did leases for two tenants at 80 cents per square foot this year. We are seeing rents increasing. There was conversation about Gabe Hernandez selling his building, they have been clearing out the trucks and stuff from the property. Rick Eller from Desert Metals mentioned he saw someone doing an appraisal on it. Steve asked Rick if he was going to buy it? Rick mentioned it needs roof repairs. Mike Wintrode mentioned the improvements he was doing at The Tucson Fire Fighters building. The subject of asbestos in the ceilings and walls that Mike Wintrode found in his building, a lot he said. Rubber suits to boot. Allied Universal had an increase in costs. The rates have increased higher the past two years. Mike Hennessey asked how many times they patrol, Steve said they only patrol only 2 times a night. The topic of the homeless in the Juhan Park came up and Lt. Steven Simmers said they will hopefully get the homeless out of this area. Rick Eller said when they started to release the reclaimed water upstream they all started moving this way. Maybe a coincidence. He said they all like to hang out by the QT Mart on Grant Road and the wash area. They run across the road. And sometimes it's like playing chicken with cars as they weave across the traffic. Motion to accept the Presidents Report, is Mike Scharmek, and second the motion is Todd Meeks. Motion carried.

Steve then turned the meeting over to Lt. Simmers from TPD. Lt. Simmers says the homeless is a pressing problem in this area. He has been assigned to the area for two months now, and 80 percent of his meetings have been regarding the homeless. We are also seeing an uptick in stolen vehicles and car thefts. This is not just in this area, but the whole corridor of the I-10. He mentioned why the homeless tend to congregate here, he said environmental and trying to surviving, and where is it easy to get food and drugs. And a place they won't get hassled at night. He mentioned they have a mental health support team that offers resources to them, that is a permanent housing voucher for living to get them off the streets. He said make sure your "no trespassing" signage is good in the area and if you call into the police just be clear what you want. On our property we have 27 signs. Steve is going to change them out because they read "No Trespassing After 5 PM." Homeless often reply "it's not after 5 PM." The tee shirt company in 1802 is working on it. All you need is something to warn them so that they know, and are aware. Mike Hennessy asked if there was a different alternative to an arrest. Lt. Simmers said again the

mental health support team, he mentioned that there are shelters in abundance around the Tucson area for homeless. Mike Hennessy asked how much is one night in Pima County Jail, it's around \$250 a night. Steve mentioned the homeless colony started behind Spartan Armor. Steve has property behind Spartan Armor. Todd Meeks alerted him to the problem; which got the ball rolling getting TPD involved. Mike Hennessy said after TPD got involved and whatever they did worked on getting the homeless out of the Juhan Park area.

Election of the Board: Same as last year. Motion to accept Mike Scharmek, and seconded Rick Eller.  
Motion accepted.

Mike Hennessy made the motion to close Association meeting to close. Rick Eller seconded the motion.  
Motion passed.