

MINUTES OF A SPECIAL MEETING  
OF THE  
TOWN OF GUADALUPE COUNCIL

A public meeting of the Town of Guadalupe Council was held on **THURSDAY, SEPTEMBER 22, 2011, AT 6:00 P.M.**, 9241 South Avenida del Yaqui, Guadalupe, Arizona in the Conference Room. The following members of Council were present:

Mayor A. Yolanda Solarez  
Vice Mayor Laura Valencia  
Councilmember Gloria Cota  
Councilmember Saturnino Flores  
Councilmember Angie Perez  
Councilmember Andrew Sanchez  
Councilmember Joe Sanchez

Staff:

Town Manager, Bill Hernandez  
Town Attorney, David Ledyard  
Town Clerk, Rose Mary Arellano  
Comm. Dev. Coordinator, Gino Turrubiartes.

The following matters were discussed, considered, and decided upon:

- A. The meeting was CALLED TO ORDER by Mayor A. Yolanda Solarez..
- B. ROLL CALL taken and noted above.
- C. CALL TO THE PUBLIC. An opportunity is provided to the public to address the Council on items that are not on the agenda or included on the consent agenda. Citizens are requested not to exceed a three minute time period for their comments. A total of **5** minutes will be provided for the Call to the Audience agenda item, unless the Council requests an exception to this limit. Please note that those wishing to comment on agenda items posted for action will be provided the opportunity at the time the item is heard.

- None.

D. DISCUSSION AND POSSIBLE ACTION ITEMS:

- 1. Discussion regarding Hispanic grocery; construction loan, Azteca Grocery.

Mr. Hernandez shared with council a newspaper article regarding Youngtown's financial crisis due to declined revenues and drastic majors they have to consider to stay afloat.

Mr. Hernandez stated the town as many other municipalities find themselves in the same situation due to declining revenues and may have to reduce services or find new sources of revenues. He said through SoMo Development the town has another opportunity to build a grocery store on the corner of Guadalupe Road and Avenida del Yaqui. The proposed market will be modeled after the Azteca SuperMercado based in Detroit.

Mr. David Najor, Proprietor of Azteca SuperMercado, stated Azteca SuperMercado is the leader in American and Hispanic foods and is the largest supermarket in that area. He has 25 years experience in development, marketing and managing a supermarket. The proposed market will be 20,000 square foot state of the art market with full service meat department, bakery, taco bar, produce, full service seafood, frozen foods, dairy, and deli departments. Mr. Najor provided an overview power-point presentation on the operating and marketing plan for the proposed supermarket.

Mr. Hernandez provided council with a income analysis prepared by SoMo which projects annual income from rent \$307,500. Also, the cost analysis estimates \$4,785,480 for land acquisition, construction, architect and engineering, professional and miscellaneous fees, and other financial fees. \$3,785,480 less 1 million for land contribution. Regarding the financial part Mr. Hernandez contacted Chase Bank is awaiting a response from them.

2. Presentation by Valerie Molina regarding high school truancy issues.

CANCELED.

E. ADJOURNMENT.

MOVED by Mayor A. Yolanda Solarez to adjourn.  
SECONDED by Councilmember Saturnino Flores

MEETING ADJOURNED.