



**The Industrial Development Authority
of the City of Tucson, Arizona**

**REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF TUCSON, ARIZONA**

**Thursday, January 20, 2022
3:00 p.m.**

This Regular Meeting will be held solely by Zoom conference call – to join Zoom Meeting:

<https://zoom.us/j/98967018664?pwd=THNKMGhDeUd2WVN1aGxUL3dieGg1QT09>

Meeting ID: **989 6701 8664**
Passcode: **903259**

AGENDA

Open Meeting: Members of the Board of Directors of The Industrial Development Authority of the City of Tucson, Arizona (the “**Authority**”) may attend solely by Zoom conference call.

COVID-19 REGULAR MEETING NOTE: Due to the impacts of the COVID-19 pandemic, which have prompted declarations of a public health emergency at the City, State and Federal levels, this Regular Meeting will be conducted using measures to protect public health. These measures are in place to limit the need for members of the public to participate in large public gatherings; while ensuring that the discussions, deliberations, and actions of the Authority are transparent and conducted openly.

This Regular Meeting will be held remotely solely through Zoom conference call, as permitted under Arizona law. Members of the public are not allowed to attend the Regular Meeting in person. Members of the public may attend the Regular Meeting by Zoom conference call. Additionally, some items on this Agenda may be shortened, continued to a future meeting, or taken out of order.

Pursuant to **Arizona Revised Statutes Section 38-431.02**, notice is hereby given to the general public and to the members of the Authority’s Board of Directors that the Authority will hold a meeting open to the public to discuss, consider and take legal action on the following Agenda items:

1. Call to Order and review of Mission Statement

Tucson IDA enables strategic economic and community development by providing financing and access to capital for projects and programs that benefit a thriving Tucson J. Clinco

2. Welcome to the newest member of the Board of Directors, Moniqua Lane, and to the Authority’s new Chief Executive Officer, Dre Thompson J. Clinco

3. **Request for resolution** to approve the Minutes of the Special Meeting of **December 20, 2021** J. Clinco
4. **Request for resolution** to approve the payment of invoices and the notification of items to be paid on the Authority’s behalf by third parties K. Valdez
5. **Status report** related to The Industrial Development Authority of the City of Tucson, Arizona The Industrial Development Authority of the County of Pima Tucson Pathway to Purchase Program (the “**Tucson P2P Program**”) and **request for resolution** authorizing the 1st Amendment to the 3rd Amended & Restated Down Payment Assistance Service Agreement C. Lotzar
6. **Status report** related to the Authority’s current commercial banking relationships related to interest bearing and non-interest-bearing commercial bank accounts, **disclosure of relationship** by S. Barton, and response to Request for Proposal for Banking Services, including a **recommendation** and **request for resolutions** related thereto K. Valdez
7. **Status report** related to the Authority’s response to the City of Tucson, Arizona’s American Rescue Plan Act (“**ARPA**”) 1st Round of Partnership Funding and request for resolution authorizing or ratifying the Authority’s response filed on or about **January 18, 2022**.D. Thompson
8. **Status report** from the Chief Executive Officer related to implementation of the Operational Framework.
 - a. Administrative.
 - b. Governance.
 D. Thompson
9. **Status report** related to potential Arizona legislation regarding the Authority’s business including, but not limited to the Industrial Development Financing Act and Private Activity Bonding Allocation Act and **request for resolution** related thereto J. Sandquist, J. Kaprosy, and J. Fetherston
10. **Status report** from Liz Morales, Director of the City of Tucson’s Housing & Community Development Department related to:
 - a. The City of Tucson’s affordable housing efforts.
 - b. Current items of interest.
 Liz Morales
11. **Status report** from the Liaison to City of Tucson, Arizona City Manager’s Office related to:
 - a. The City’s Economic Development Prospect list.
 - b. The City’s use of Economic Development tools.
 - c. **COVID-19** related actions.

d. Current items of interest M. Czechowski

12. Status report from the staff for the month ending December 31, 2021:

- a. General Operations of the Authority:
 - i. Cash Management.
 - ii. Bond Borrower’s payment of Administrative Fees.
 - iii. Loan Origination.
 - iv. Loan Servicing.
 - v. Responses to Request for Proposal for Commercial Banking Services.
 - vi. Bonded Indebtedness Report.
 - vii. Parking Lot monthly report prepared by Pueblo Parking Systems, LLC (“PPS”).
- b. Outstanding Single Family Mortgage Programs:
 - i. The **7% 2nd** Mortgage Loans originated in connection with:
 - A. Series **2006** (Joint) - **\$30,475,000** – **1st** Mortgage Loan Interest Rate **5.97%** - **2016** Final Redemption of all Bonds - approximately **\$64,169** in **2nd** Mortgage Loans are outstanding).
 - B. Series **2007A** (Joint) - **\$23,400,000** - **1st** Mortgage Loan Interest Rate **5.69%** - **2016** Final Redemption of all Bonds - approximately **\$127,752** in **2nd** Mortgage Loans are outstanding).
 - ii. **\$9,375,000** The Industrial Development Authority of the City of Tucson, Arizona Single Family Mortgage Credit Certificate Program of **2020 - January 2, 2020** – Origination Period expires **December 31, 2022**, and approximately **20** Mortgage Credit Certificates have been issued aggregating to approximately **\$3,799,400**.
 - iii. The Industrial Development Authority of the City of Tucson, Arizona The Industrial Development Authority of the County of Pima Tucson Pathway to Purchase Program (the “**Tucson P2P Program**”) – Phase II commenced on **August 1, 2018** and unless extended expired on **June 30, 2021** – more than **\$332,846,560** in mortgage-backed securities sold with more than **\$35,934,916** of down payment assistance granted to homebuyers and over **\$8,404,480** deposited into the Tucson Rapid Rehousing Fund.
 - iv. **\$75,000,000** The Industrial Development Authority of the County of Pima and The Industrial Development Authority of the City of Tucson, Arizona Revolving Taxable Single Family Mortgage Loan Program of **2012** (the “**Pima/Tucson Homebuyers Solution Program**” or “**PTHS Program**”) - commenced on **December 17, 2012** and unless extended expires on **December 31, 2023** – more than **\$998,941,644** in mortgage-backed

securities sold with more than **\$41,764,486** of down payment assistance granted to homebuyers K. Valdez

- 13. **President’s Report:** Summary of current events, including items brought to the President’s attention or matters that required handling by the President since the Authority’s last meeting, including:
 - a. Mayor & Council update.
 - b. Schedule Board of Directors group photograph.
 - c. Liz Morales of the City of Tucson Housing & Community Development Department presentations scheduled for **April 21, 2022, July 21, 2022, and October 20, 2022.**
..... J. Clinco
- 14. **Call to the Public** J. Clinco
- 15. **Adjourn.**

Dated: **January 14, 2022**

Announcements: Announcement of future meeting dates and other information concerning the Authority.

Call to the Public: Please limit comments to **3 minutes**. Public comments will be at the discretion of the President.

Further Information: For further information, please contact Karen Valdez, BDFC Advisor Services, LLC, 333 N. Wilmot Road, Suite 227, Tucson, Arizona 85711, or telephone: (520) 882-5591, ext. 126.

Mailing: This Notice and Agenda of the Regular Meeting was emailed to the Authority’s standard Agenda mailing list.

Posting: A copy of this Notice and Agenda of the Regular Meeting has been posted on the bulletin board of the Clerk of the City of Tucson, 1st Floor, 255 West Alameda, Tucson, Arizona 85701.