



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

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

Virtual meeting held via zoom

Minutes

- Present: Board Members** Judy Clinco
Melissa (“Mimi”) Noshay-Petro
Sandra Barton
Sharaya Jimenez
Patricia Schwabe (arrived at 3:48 p.m.)
- Absent** Meredith Aronson
- CEO** Dre Thompson
- Advisors** Charles Lotzar, Lotzar Law Firm, PC
Jay Kaprosy, Veridus
John Fetherston, Veridus
Jeff Sandquist, Veridus
Karen Valdez, BDFC Advisor Services, LLC
- Guests** Scott Riffle, Stifel Public Finance
Mike Czechowski, City of Tucson
Liz Morales, City of Tucson

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

COVID-19 SPECIAL MEETING NOTE: Special Meeting was conducted using measures to protect public health. Social distancing practices were used. This Special Meeting was held remotely through a Zoom conference call, as permitted under Arizona law. Members of the public were not allowed to attend the Special Meeting in person. Members of the public could attend and listen to the Special Meeting by a Zoom conference telephone call.

ITEM	ACTION TAKEN/TO BE TAKEN
1. Call to Order and review of Mission Statement:	The meeting was called to order at 3:04 p.m.

<p>Tucson IDA enables strategic economic and community development by providing financing and access to capital for projects and programs that benefit a thriving Tucson.</p>	
<p>2. Welcome to the newest member of the Board of Directors, Moniqua Lane, and to the Authority’s new Chief Executive Officer, Dre Thompson.</p>	<p>No action taken</p>
<p>3. Request for resolution to approve the Minutes of the Special Meeting of December 20, 2021.</p>	<p>A MOTION was made and seconded (S. Barton / M. Lane) to approve the minutes of the December 20, 2021, Special Meeting as presented. Approved 4-0</p>
<p>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.</p> <p>K. Valdez reviewed one addition to the list of invoices to be paid:</p> <ul style="list-style-type: none"> • Payment to Dre Thompson: 2 weeks salary plus expense reimbursements. 	<p>A MOTION was made and seconded (S. Barton / M. Lane) to approve payment of invoices, as presented. Approved 4-0</p>
<p>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.</p> <p>C. Lotzar stated that the Industrial Development Authorities of the City of Tucson and the County of Pima have fulfilled all obligations and duties with respect to the P2P Program Agreement and reported that the Arizona Department of Housing (“ADOH”) has not been able to get out all of the funds in the Tucson Pima Rapid Rehousing Program. All money earned under this program, by the ADOH, was placed in a Rapid Rehousing Fund to be used throughout Pima County and therefore ADOH has requested additional time to get the money out. The explanation provided by ADOH is that they have so much money from the Federal government that they are having difficulty getting it out the door. They have every intention of honoring their obligation and wanted to make clear their intent.</p> <p>It was the consensus of the Authority to approve the 1st Amendment to the 3rd Amended & Restated Down Payment Assistance Service Agreement that will extend the expiration date to December 31, 2022.</p>	<p>A MOTION was made and seconded (S. Barton / M. Lane) to approve the 1st Amendment to the 3rd Amended & Restated Down Payment Assistance Service Agreement. Approved 4-0</p>
<p>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.</p> <p>S. Barton declared a conflict of interest as an employee of Alliance Bank and will leave the meeting to avoid appearance of impropriety.</p>	<p>A MOTION was made and seconded (S. Barton / M. Lane) to approve adding Dre Thompson, CEO of the Authority, as an authorized signer and Administrator on accounts held at Pacific</p>

Prior to leaving, S. Barton reviewed an issue with Pacific Premier Bank regarding a bank charge error and reported that charges have been reversed. Ms. Barton requested that the Authority elect to receive on-line statements to avoid any monthly bank charges; to make this election, an email for the Authority's Administrator will need to be provided. D. Thompson stated that she has set up a general administrative email in addition to her business email which can be provided.

Discussion ensued regarding the authorized signers on all bank accounts and noted that D. Thompson should be added as the Administrator and Authorized Signer on the Authority's accounts at Pacific Premier Bank and National Bank of Arizona; view only access to be provided to K. Valdez and M. Quijada.

K. Valdez stated that Requests for Proposals for Banking Services were sent out in **January 2022**; one response was received from Alliance Bank.

Discussion:

- National Bank of Arizona ("NBA"), who has served as the Authority's banking institution for over **22 years**, has been charging a monthly analysis fee without providing analysis statements that would identify the charges. Requests for information have yielded no meaningful response as NBA will not provide information to anyone who is not an authorized signer on the accounts. S. Barton, as Treasurer of the Authority and an authorized signer, has reached out via email and phone to request information however, to date, she has received none of the information requested.
- P. Schwabe stated that she would be happy to make a call to NBA.
- K. Valdez stated that the monthly fees are taken from a restricted account that maintains a required reserve amount related to prior bond financings.
- Per proposal response: Fees at Alliance Bank will be waived provided the regular checking account is linked to a money market account.
- The NBA account does not have on-line banking based on decisions made by prior Board Members. On-line banking is an option at both NBA and Alliance Bank.
- The Authority does have a CDARS account at Alliance Bank.
- Benefits of on-line banking and deposits was discussed.

C. Lotzar stated that from a legal side, the Authority has flexibility to proceed with whatever is decided and is not required to put out RFPs for anything including banking services. It was noted that it is not surprising that responses to RFP are minimal given the size of the Authority.

J. Clinco is in favor of moving the banking over to Alliance Bank.

D. Thompson stated that regardless of where the Authority chooses to do banking, moving to on-line is a must. It was noted that having an inside

Premier Bank and National Bank of Arizona.

Approved 4-0

S. Barton declared a conflict and left the meeting.

<p>person would provide a benefit in the event that expectations are not being met.</p> <p>C. Lotzar stated that there should be no delays in transitioning.</p> <p>P. Schwabe stated that prior to any decision being made on transitioning, as soon as D. Thompson is added as the Administrator and authorized signer of the Accounts, she can contact NBA and see if the issues can be resolved and report outcome to the Authority.</p>	
<p>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.</p> <p>D. Thompson reviewed the ARPA grant proposal submitted for approximately \$600,000 to establish a revolving loan fund; the proposal includes 6 letters of support from community members. The grant proposal creates a strong partnership with the YWCA Women’s Business Center, Growth Partners Arizona, and the Tucson Metro Chamber Restaurant Advisory Board, who will all be participating in the strategy that involves financial education and business support. If funding is approved, this will support two part time bilingual Loan Success Navigators and a Community Finance Educator. D. Thompson thanked M. Aronson, J. Clinco, and S. Barton for contributing to the proposal and for their assistance with review. J. Clinco congratulated D. Thompson in getting the grant proposal submitted in 3 days.</p> <p>D. Thompson stated that she’s had conversations with the mayor’s office and noted that the Authority’s submission may be taken out of the competitive process to have a grant funded separately, on a different line item, from the city’s large allocation. The Authority could potentially do both; from the smaller competitive grant the Authority could do a niche legacy and heritage food focus and from the larger city allocation be funded for a general small business revolving loan fund. It would be ideal to win the competitive grant and also negotiate a deal with the city. J. Clinco stated that the Mayor understands for the Authority to do good work in the community, funding is needed.</p>	<p>No action taken</p>
<p>8. Status report from the Chief Executive Officer related to implementation of the Operational Framework.</p> <p style="padding-left: 40px;">a. Administrative.</p> <p style="padding-left: 40px;">b. Governance.</p> <p>D. Thompson reviewed the Administrative and Governance items completed:</p> <ul style="list-style-type: none"> • Development of a presentation and materials for meetings held with the Mayor & Council • Contracted an Accountant Consultant to review financial policies and procedures handbook as well as assistance with developing an operating budget, and review on how the chart of accounts should be structured. A plan will be presented at the next Regular Board Meeting. 	<p>No action taken</p>

- Established a client management system and will be moving all contacts to a digital organized system for all organization contacts and will start building email marketing.
- Created a file management system, an on-line drive where all organizational documents will be kept. All Board members will have access to upload documents to have a unified source of information.
- Established a project management system.
- Established organizational emails and phone.
- Registered for a Council of Development Finance Agencies (“CDFA”) certification that will begin next week.

In process:

- Conflict of Interest Policy
- Code of Conduct Policy
- Equity Inclusion Non-discrimination Policy
- Whistle Blower Policy
- Registered for: System for Award Management (“SAM”) for Grant submissions.
- Financial Policies and Procedures Handbook which mentions chart of accounts.
- Payroll
- Partners

Getting the payroll under the Authority’s structure has been a challenge. D. Thompson has spoken with three different payroll professionals, and each are uncertain as to how to file for and set up certain items such as Arizona withholdings, workers compensation if over four employees. An option that seems possible is to set up a bank account for Dark Mountain Development Corporation (“Dark Mountain”) **501(c)(3)** to hire employees and bill the Authority for payroll and operation costs.

C. Lotzar asked if the Authority voted for the submission of ARPA Grant during the Special Meeting held **January 12, 2022**? J. Clinco stated that a vote was taken, and submission was approved.

J. Clinco asked if going through Dark Mountain for employees/payroll would work? C. Lotzar stated a separate contract with the Dark Mountain will be required. Dark Mountain will need to have a meeting and a vote for approval to get documents in order.

S. Jimenez asked if anyone had reached out to Juan Salgado at the Industrial Development Authority of the City of Phoenix (“Phoenix IDA”) to see how they are set up. D. Thompson stated that staff for both the Phoenix IDA and Maricopa County IDA are government employees of the State of Arizona and the IDAs reimburses the State for their payroll. Until payroll can be sorted out, D. Thompson is invoicing the Authority as an

<p>Independent Contractor. A meeting has been scheduled to consult with Juan Salgado at the Phoenix IDA to see how they have everything set up.</p> <p>A Study Session has been set up with the Mayor & Council to discuss the Authority and how to establish a sense of what type of bond deals they would be in favor of; which they would have concerns about, and which are off the table. Affordable Housing has come up in every meeting that has been held and therefore, a concrete response will be drafted in terms of how the Authority will meet that community need.</p> <p>Additional items working on that cover a lot of the items and priorities in the Strategic Framework:</p> <ul style="list-style-type: none"> • Customer Journey Map to understand all current state versus ideal state improvements, in terms of ways customers and stakeholders are engaging with the Authority and where improvements to processes can be made. And where resources can be shored up to build and expand. • Working on streamlining operational tasks and Board communication. Rather than information forwarded to the Board, a unified brief will be presented instead. • Reviewing all active contracts and developing and/or redeveloping fees as needed. • The annual budget, policies and procedures will be presented for approval. • Should the grant proposal be approved, part time employees will need to be hired. • The 2nd Board Retreat is on the agenda. • Moving toward March will be looking at developing the rebrand and communication strategy including redesign of all assets: social media and website which will be rebuilt. • Business development processes and procedures. • Comprehensive review and update of investment policy, loan policy, insurance, and tax compliance procedures, • File retention and destruction procedures to be reflective of the new direction. <p>J. Clinco suggested setting up a committee to review the policies and procedures, after Terry Flores first reviews them. Thereafter, they should be reviewed on an annual basis. J. Clinco noted that the only active committee is the Financial Committee chaired by S. Barton for Loan Review and Banking/Investments; this committee should be kept in place. D. Thompson stated that she will review committees and put together a proposal for committees and recommended members.</p> <p>S. Barton, J. Clinco, M. Lane all volunteered to be on the committee to review Policies and Procedures.</p>	
<p>9. Status report related to potential Arizona legislation regarding the Authority’s business including, but not limited to the Industrial</p>	<p>No action taken</p>

<p>Development Financing Act and Private Activity Bonding Allocation Act and request for resolution related thereto.</p> <p>J. Fetherston reported that the legislative session has just begun and currently at the end of week two, there have been quite a few bills filed, more than in any other session, although there is not a lot in special interest to the Authority yet, Veridus is keeping their eyes open for any legislation involving the Authority:</p> <ul style="list-style-type: none"> • Anything to do with reaction to the article, in the Arizona Republic, regarding the Arizona State Industrial Development Authority (“AZ IDA”) and their out of state projects. • Affordable Housing legislation <p>M. Lane asked if folks are upset about the AZ IDA out of state projects or are they happy about it? J. Fetherston responded that it was a very skeptical article. M. Lane asked if it was that the projects are out of state or more that they are not bringing a return? C. Lotzar stated that it is about the fact that they are risky projects that do not have a nexus to Arizona. Those that are getting the returns are not necessarily the issuer of the Bonds.</p>	
<p>10. Status report from Liz Morales, Director of the City of Tucson’s Housing & Community Development Department related to:</p> <ul style="list-style-type: none"> a. The City of Tucson’s affordable housing efforts. b. Current items of interest. <p>L. Morales reported that the Housing Affordability Strategy has been approved with ten initiatives and will be looking to the Authority for assistance in achieving some of those initiatives. L. Morales will set up a standing monthly meeting with D. Thompson to work on how to accomplish the goal set by both the City of Tucson (“COT”) and the Authority.</p> <p>Initiatives moving forward with:</p> <ul style="list-style-type: none"> • Thrive in the ’05 – the COT has retained Gorman Development Company, LLC to assist with the Tucson House and to develop other projects on city property. • Getting close to issuing Requests for Proposals (“RFP”) for 2 sites: Dunbar Spring and Menlo Park <p>Discussed ARPA Community Programs:</p> <ul style="list-style-type: none"> • Housing Cooperative Development • Small Scale Development for Seniors and Youth • Applications are being reviewed. The commitment of Mayor & Council to invest in affordable housing development is particularly important and will be left open for the community providers and partners to contemplate on how it can be utilized. <p>New Staff:</p> <ul style="list-style-type: none"> • Public Information Officer – Ernesto Portillo has filled this position and will be working on communications outreach. 	<p>No action taken</p>

<p>L. Morales stated that 2021 was the year of Envisioning and Planning and 2022 will be the year of implementation.</p> <p>D. Thompson asked if the COT department of Housing and Community Development (“HCD”) is involved with the Build Back Better (“BBB”) grant funding related to climate adaptability projects and its implementation? L. Morales stated that HCD is not presently involved with any BBB grant funding to date.</p>	
<p>11. Status report from the Liaison to City of Tucson, Arizona City Manager’s Office related to:</p> <ul style="list-style-type: none"> 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. <p>M. Czechowski provided updates on the following: The Department of Economic Initiatives has hired 4 new staff members:</p> <ul style="list-style-type: none"> • Jeffrey Anthony – Project Manager to manage the BBB grant • Alma Peralta – International Trade • Narda Flores – Business Navigator • Francisca Villegas – Small Business Program Manager <p>ARPA:</p> <ul style="list-style-type: none"> • Applications are coming in and review will begin tomorrow, January 21, 2022. An announcement is anticipated by the first week of February, 2022. <p>Projects: 450 N. Main:</p> <ul style="list-style-type: none"> • C. Lotzar stated he received a call from an Attorney who has a potential interest in the property. Mr. Lotzar requested a description of the project, but none received to date. The Agreement that binds the Authority and the COT was sent to the Attorney by C. Lotzar. <p>M. Czechowski stated, for those who are unaware, there is an affordability restriction tied into this development, which has been forwarded to L. Morales for vetting at a high level. A proposal package was requested from Chris Ambrosio, Attorney.</p>	<p>No action taken</p>
<p>12. Reports: Monthly Staff Report for the month ending November 30, 2021.</p> <ul style="list-style-type: none"> a. General Operations of the Authority: <ul style="list-style-type: none"> i. Cash Management. <ul style="list-style-type: none"> • Total Cash & Cash Equivalents less commitments and recommended reserves: \$3,342,725. ii. Bond Borrower’s payment of Administrative Fees. 	<p>No action taken</p>

- All fees are current.

iii. Loan Origination.

- 2 loans approved and pending

iv. Loan Servicing.

- All loans paying as agreed.

v. Parking Lot monthly report prepared by Pueblo Parking Systems, LLC (“PPS”).

- Block **175**:
Net Monthly Income: **\$16,174.**
- Block **174**:
Net Monthly Income: **\$4,219.**

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 **\$100,000** 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.

- 20 Mortgage Credit Certificates have been issued aggregating to approximately **\$3,799,400.**
- Average Income: **\$47,335.**
- Average Purchase Price: **\$198,511.**
- Average Mortgage Amount: **\$189,970.**

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.

The Tucson P2P Program (4/1/2021 to 6/30/2021):

- **2,417** Loans reserved aggregating to **\$33,936,050**.
- Average Income: **\$49,934**.
- Average Mortgage Amount: **\$159,573**.

- vi. **\$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.

In **December 2021**:

- **81** Loans reserved totaling: **\$20,233,451**
- Average Income: **\$64,850**.
- Average Mortgage Amount: **\$249,796**.
- MBS Sold (Par): **\$13,468,564**.
- Gross DPA to Borrowers: **\$550,055**.

S. Riffle stated that for the month of **December, 2021**, there was over **\$20,000,000** in loans originated which is impressive across all programs Stifel administers and works on. For a frame of reference, PTHS originations were more than Denver, CO, Texas, and Phoenix, AZ did in the same month. It speaks to many different variables but primarily Tucson is experiencing a lot of growth. The Program mantra is: “Local Matters” and “Local Good, Local Growth” is starting to resonate with Lenders. S. Riffle stated that he has completed several trainings with Lenders during the month of December. Stifel has also implemented two innovations the Board should be aware of: **1) VA Loans** – down payment assistance (“DPA”) is a grant for all loan assistance amount options; no **2nd** loan/liens attached, and **2) effective with reservations as of January 31, 2022, USDA**

<p>Loans DPA will be a grant on all assistance options. The PTHS Program has certificated over \$1,000,000,000 in loans which is significant and has provided tremendous economic force to the community.</p> <p>J. Clinco stated that the Pima IDA has expressed an interest in additional marketing of the program. D. Thompson stated that her understanding is the marketing is a collaboration between the Authority, Pima IDA, and Community Investment Corporation (“CIC”). K. Valdez stated that with regard to marketing, CIC acts on behalf of the Pima IDA as BDFC Adviser Services (“BDFC”) acts on behalf of the Tucson IDA.</p> <p>S. Riffle stated that Stifel sends daily rates sheets out to approximately 3,000 emails to Investors, Lenders, Realtors, Housing Counseling Agencies, and potential borrowers, and has a call center in Denver, CO that takes calls related to the PTHS Program. S. Riffle stated that he does weekly Realtor training and meets personally with Lenders and Realtors when in Tucson. The PTHS Program is operating in a competitive market, so it is important to always keep relationships and the “Local Good Local Growth” mantra top of mind.</p>	
<p>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:</p> <p>J. Clinco provided updates on the following:</p> <ul style="list-style-type: none"> a. Mayor & Council update. J. Clinco, M. Aronson and D. Thompson met with Councilmember Kozachik today and will be meeting with Councilmember Fimbres tomorrow. A meeting with the Mayor is scheduled on Friday, January 28, 2022. b. Schedule Board of Directors group photograph. Board member group photo to be scheduled. D. Thompson is working on a Press Release. 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. <p>J. Salgado, Chief Executive Officer of the Industrial Development Authority of the City of Phoenix (“Phoenix IDA”), reached out to discuss the threat from, and publicity surrounding, the AZ IDA and to see if the Authority has interest in Legislature to lessen the threat. A meeting was held with Veridus to discuss. J. Salgado is most concerned with low-income housing tax credit (“LIHTC”) projects and the ability for the Industrial Development Authority of the County of Maricopa (“MCIDA”) to come into the Phoenix jurisdiction, in addition to other State IDAs coming into Arizona to do projects. Also discussed was how to create a more level playing field: 1) between the AZ IDA and other IDAs, and 2) around the timing to get bonds closed.</p> <p>S. Jimenez asked what the issue is regarding LIHTC project?</p>	<p>No action taken</p>

<p>C. Lotzar responded saying the question is: Is there overlapping jurisdictions between MCIDA and Phoenix IDA? All say yes there is, and therefore Phoenix IDA is losing transactions to MCIDA to do the LIHTC transactions. And others are shying away from the AZ IDA given their publicity.</p> <p>J. Clinco asked for confirmation that the Authority loses to Pima IDA.</p> <p>C. Lotzar replied: No, the Authority has not lost to Pima IDA. There haven't been that many 4% transactions and any done in the City of Tucson, the Authority did them. Granted there have only been a handful, but that is all the market is. The 4% deals are a growing area; the language of business is math. The math in Tucson on the tax credit program is based on the rents allowed to charge; rent in Tucson is low but unfortunately the tax is high in comparison. Lotzar Law Firm, PC helped get a statute passed about 3 years ago that allowed for complete tax exemption for tax credit properties if there was a nonprofit general partner involved, to which there has been a substantial impact. Going back to the math, given the level of the rents that one can charge in Tucson, the only type of transaction that will be viable is acquisition of existing building or buildings and rehabilitation. New construction will not work on a 4% tax credit deal; there is just not enough equity to make it work. Mr. Lotzar stated that he has closed a few 4% transactions in Maricopa County for exceptionally large national level developers. However, they are deferring 60% of their developer fee, which the average developer could never afford to do.</p> <p>S. Jimenez asked if there is anything the Authority could do to support? Making Tucson more competitive with LIHTC is a constant theme that keeps coming up with affordable housing sub-committees and other items she is involved with as well.</p> <p>C. Lotzar stated that as noted in the past, the Authority could use some help from the COT to have a strong voice in dealing with the Department and part of the way they can get there is to have the development community come together and participate in giving their comments; currently he is by far the most prolific commentator on the plan. Mr. Lotzar stated that years ago he tried to get the developer community started with the city but could never get momentum with the city.</p> <p>S. Jimenez stated that there are so many challenges getting through Development Services. What once took a day to get a plan revision now takes at a minimum 10 days.</p> <p>M. Czechowski stated that he can set up a meeting with Scott Clark who is now heading up Development Services.</p> <p>J. Clinco asked if the Authority is on board with creating legislation with the Phoenix IDA to address the inequity for other IDAs in Tucson? There was no consensus from the Authority.</p> <p>C. Lotzar stated that if you do not invite the stakeholders for input at the start, bills are easy to kill. The Director of the ADOH is not authorized to advance legislation unless it is preauthorized by the Governor.</p>	
<p>14. Call to the Public</p>	<p>No action taken</p>

<p>15. Adjourn Next Regular Meeting is Thursday, February 17, 2022.</p>	<p>A MOTION was made and seconded (S. Jimenez / P. Schwabe) to adjourn the regular meeting at 4:45 p.m. Approved 4-0</p>
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Submitted by:

Approved by:

Karen J. Valdez
BDFC Advisor Services, LLC

Judy Clinco, President
The Industrial Development Authority of the
City of Tucson, Arizona