



INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF TUCSON



REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF TUCSON, ARIZONA (“Authority”)

Thursday, December 15th, 2022
3:00 p.m.

The public is invited to join the Authority’s Board meeting on-line via Zoom:
<https://us06web.zoom.us/j/84840348558>

Meeting ID: 848 4034 8558
One tap mobile
+1 669 444 9171 US

Minutes

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| Board Members: | <p>Present</p> <p>Judy Clinco Meredith Aronson Sandra Barton Moniqua Lane</p> | <p>Absent</p> <p>Patricia Schwabe Mimi Noshay-Petro Sharayah Jimenez</p> |
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| Staff & Advisors: | <p>Dre Thompson, CEO Wendy McBroom, Portfolio Manager Ian O’Grady, Economic Policy Advisor Chris Ambrosio, Legal Counsel Riana Linsky, CPA</p> |
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Open Meeting: 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 virtual meeting open to the public via Zoom to discuss, consider and take legal action on the Agenda items below:

Executive Session – Upon a public majority vote of members constituting a quorum, the Board of Directors may hold an Executive Session. To comply with A.R.S. §38-431.03(B), all non-essential electronic devices, including cell and smart phones, iPads, notebooks, tablets and laptops shall be turned off and stored during Executive Session.

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| 1 | <p>Call to Order and 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.</p> | Judy Clinco | The meeting was called to order at 3:22pm . |
| 2 | <p>Approval of Minutes: Approve the Minutes of the Quarterly Meeting of November 17th, 2022 and the Special Meeting of December 9th, 2022</p> | Judy Clinco | <p>A MOTION was made and seconded (J. Clinco/ S. Barton) to approve the minutes of the Quarterly Meeting of November 17th, 2022 as presented.</p> <p>Approved: 4 Abstained: 0 Against:0</p> <p>A MOTION was made and seconded (J. Clinco/ M. Lane) to approve the minutes of the Special Meeting of December 9th, 2022 as presented.</p> <p>Approved: 4 Abstained: 0 Against:0</p> |
| 3 | <p>CEO Update & Status Report: The CEO will provide an overview of the organization’s key metrics of success:</p> <ul style="list-style-type: none"> ● Financial Position ● Program Updates ● Property Updates <p>The CEO presented updates on the Tucson IDA:</p> <ul style="list-style-type: none"> ● The Transform Tucson Fund was announced at the State of the City by the Mayor, including the ¡Avanza! small business lending program in collaboration with the City of Tucson, as well as Arizona’s first green bank, affordable housing initiative and equitable development. ● Grant opportunities have been announced that the Tucson IDA is collaborating with partners to apply for in January 2023. ● It was discussed whether the Tucson IDA would move to a “lender funded” model for the PTHS program. ● It was presented that the Tucson IDA can add new products such as green mortgages to offer affordable sustainable upgrades (ex: solar panels) in order to offset negative market effects. | Dre Thompson | — |
| 4 | <p>Presentation on Property Development Proposal: Presentation from developer Prashant Marathay on potential to collaborate developing 450 N Main Ave property.</p> <p>P. Marathay presented a development proposal for 450 N Main Avenue.</p> <ul style="list-style-type: none"> ● It was shared that this development plans to support 24 individuals, focusing on personal and professional development for residents. ● The development would include parking, green space and patio, coaching, financial planning, and support for community events. ● Three floor plans were presented, one including studio space | Prashant Marathay | — |

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| | <p>for entrepreneurs.</p> <ul style="list-style-type: none"> ● It was shared that the timeline is not confirmed due to the permitting process with the city. <ul style="list-style-type: none"> ○ Each unit will take 3-6 months to construct once permits are in place. ● It was clarified that this development is for rental properties, and specifically for low income families/ individuals. ● It was explained that the developer has not had any formal communication with the Presidio neighborhood, but has had informal communication with the residents to request feedback. ● It was clarified that the Tucson IDA has been discussing a ground lease with P. Marathay, as well as other creative financing options. | | |
| <p>5</p> | <p>Executive Session to Discuss Property Development Proposal: Pursuant to A.R.S. §38-431.03(A)(3), (4) and (7), the Board will discuss or consult with designated representatives of the public body in order to consider its position and instruct its representatives concerning negotiations related to the development of 450 N. Main Avenue.</p> <p>The Board of Directors voted to move into executive session at 4:16</p> <p>The Board of Directors returned from executive session at 4:47</p> | <p>Chris Ambrosio</p> | <p>A MOTION was made and seconded (J. Clinco / S. Barton) for the Board of directors to move into executive session to discuss or consult with designated representatives of the public body concerning matters relating to the development of 450 N. Main Ave.</p> <p>Approved: 4 Abstained: 0 Against: 0</p> |
| <p>6</p> | <p>Continued Discussion and Action regarding Property Development Proposal: The Board will continue to discuss, ask questions and may take legal action regarding the proposal to develop 450 N Main Ave.</p> <p>A motion was made requesting that the developer take the following actions and provided conditions are met, we may offer reciprocated support in the form of an MOU or LOI:</p> <ul style="list-style-type: none"> ● Be open to a long term lease finance structure; ● Engage with the neighborhood to gain a clear understanding of their priorities; and ● Seek clarification on the property’s zoning and its impact to the project. | <p>Dre Thompson</p> | <p>A MOTION was made and seconded (M. Aronson / S. Barton) requesting that the developer take the following actions, and provided conditions are met, we may offer reciprocated support in the form of an MOU or LOI:</p> <ul style="list-style-type: none"> ● Be open to a long term lease finance structure; ● Engage with the neighborhood to gain a clear understanding of their priorities; and ● Seek clarification on the property’s zoning and its impact to the project. <p>Approved: 4</p> |

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| 7 | <p>Executive Session to Discuss Tucson IDA Legal Powers and Authorities: Pursuant to A.R.S. §38-431.03(A)(3), the Board will discuss or consult with designated representatives of the public body to consider its legal powers and authorities.</p> <p>This agenda item was moved to the next Board meeting due to meeting time constraints.</p> | Chris Ambrosio | — |
| 8 | <p>Discussion and Action on the renewal of Lobbyist services for the 2023 Calendar Year: The Board will discuss and take action on the renewal of EY lobbyist services for the 2023 calendar year.</p> <p>It was suggested that the Tucson IDA collaborate with partner organizations to engage in cost sharing lobbyist services.</p> <p>It was also suggested that the Tucson IDA could engage in state and federal lobbyist services to reduce Tucson IDA costs.</p> <p>It was asked what outcomes the Tucson IDA has seen from the lobbyist services this year. The lobbyists shared that their services are similar to insurance, and are difficult to measure until they are needed.</p> <p>A motion was made to communicate with the city of Tucson before renewing lobbyist services.</p> <p>There was discussion to clarify the original motion to include language that the Tucson IDA is not renewing services with the current lobbyist.</p> <p>The board is directing staff not to renew the contract with current lobbyists, and to continue the conversation with City of Tucson lobbyist services.</p> | Dre Thompson | <p>A MOTION was made and seconded (S. Barton / M. Lane) to communicate with the city of Tucson before renewing lobbyist services.</p> <p>The MOTION was AMENDED and seconded (S. Barton /M. Lane) to decline the renewal of EY lobbyist services for the 2023 calendar year and continue communications with the City of Tucson lobbyist services.</p> <p>Approved: 4 Abstained: 0 Against: 0</p> |
| 9 | Call to the Public | Judy Clinco | — |
| 10 | Adjourn | Judy Clinco | There being no further business, the President adjourned the meeting at 4:57pm. |

Submitted by:
Wendy McBroom
Portfolio Manager, Tucson IDA