



# INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF TUCSON



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

**Tuesday, April 25th, 2023  
3:00 p.m.**

The public is invited to join the Authority’s Board meeting on-line via Zoom:  
<https://us06web.zoom.us/j/88326529131>  
883 2652 9131

### UNAPPROVED MINUTES

	<b>Present</b>	<b>Absent</b>
Board Members:	Judy Clinco Sharayah Jimenez Moniqua Lane (arrived at 3:36pm)	
Staff & Advisors:	Dre Thompson, CEO Sara Lippitt, Operations Manager	

**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 following Agenda items:

<b>April 25th, 2023</b>			
<b>1</b>	<b>Call to Order and Committee Purpose:</b> The property development committee is tasked to evaluate real estate and development opportunities to generate perpetual sources of revenue for the organization in line with our mission, vision, and strategic plans.	Judy Clinco	The meeting was called to order at <b>3:07pm</b>
<b>2</b>	<b>Discussion of 450 N Main Property LOI:</b> Reviewed the pending LOIs for the 450 N Main property. Tucson IDA continues to receive LOIs at appraisal value. The IDA would like to move forward, but is looking into ways to guarantee affordability in the future, keeping this project mission aligned.	Dre Thompson	

3	<b>Discussion of Scatter Sites:</b> Reviewed the progress and potential of leveraging scatter sites to create an Inclusive Development Initiative for affordable, sustainable homes. Presented a “For Sale Model” and a “Rental Model.” Each have their pros and cons. The committee would like the CEO to connect with the local land trust and SERI to discuss partnerships with the Tucson IDA on this potential project.	Dre Thompson	15 min
4	<b>Discussion of Master Plan for Tucson IDA Real Estate</b> The President would like the Tucson IDA to plan the ultimate goal for Block 175 and other land parcels. The CEO will move forward with an RFP for a feasibility study in order to see what is possible within our budget and wish list items.	Judy Clinco	15 min
4	<b>Call to the Public</b>	Moniqua Lane	—
5	<b>Adjourn</b>	Moniqua Lane	There being no further business, the meeting was adjourned at <b>4:51pm.</b>

Submitted by Sara Lippitt, Operations Manager