



NOTICE & AGENDA

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

Thursday, February 15th, 2024

3:00 p.m.

The public is invited to join the Authority’s Board meeting online via Zoom:

<https://us06web.zoom.us/j/84840348558>

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 smartphones, iPads, notebooks, tablets and laptops shall be turned off and stored during Executive Session.

February 15th, 2024			
1	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.	Judy Clinco	2 minutes
2	Approval of Minutes: Approve the Minutes of the Property Development Committee Meeting held on January 31st, 2024 & the Legal Action Report/Minutes of the Regular Board Meeting held on January 18th, 2024.	Judy Clinco	2 minutes
3	Executive Session Upon a majority vote of members constituting a quorum, the Board may hold an Executive Session. During this Executive Session, the following matters will be discussed: <ol style="list-style-type: none">1. Pursuant to A.R.S. §38-431.03(A)(3) and (4) the Board will discuss with, consult with, obtain legal advice from and may instruct its attorney regarding the status of and issues related to Impact Residential’s Bond Financing for the Lariat Village (4% LIHTC).2. Pursuant to A.R.S. §38-431.03(A)(3), (4), and (7), the Board will discuss with, consult with, and obtain legal advice from and may instruct its attorney regarding the status of and issues related to AVANZA Empowerment Center + 450 N. Main RFQ.	Chris Ambrosio	30 minutes
4	Impact Residential’s Lariat Village (4% LIHTC Development): Dre Thompson will present Impact Residential’s new 4% LIHTC	Dre Thompson	20 minutes



	Development to the Board and the Board will discuss and may take action to provide an inducement resolution for bond financing for such project.		
5	AVANZA Empowerment Center + 450 N. Main RFQ. The Board's Property Development Committee may make recommendations to the Board regarding Statements of Qualification (SOQ) received in response to the Board's RFQ. Developers Hugh Martinez and Kristopher Ortega may present to the Board regarding their SOQ. Based on such recommendation and presentation, the Board may discuss and may vote to take action, which action may include: (1) directing staff and council to prepare, and authorizing the executive officers to execute, an exclusive negotiating agreement; and (2) directing staff and council to prepare and negotiate a development agreement.	Dre Thompson	30 Minutes
6	CEO Organizational Update & Status Report: The CEO will provide an overview of the organization's key metrics of success.		10 minutes
7	Call to the Public	Judy Clinco	–
8	Adjourn	Judy Clinco	2 minutes

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. Persons wishing to address the Authority's Board of Directors are to request permission in advance and complete a **"Request to Address the Board"** card.

Further Information: For further information, please contact Angelique Aubrahm, Tucson IDA angelique@tucsonida.org | 520-222-7304.

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

ADA Statement of Accommodations: Persons with a disability may request a reasonable accommodation by contacting Angelique Aubrahm at angelique@tucsonida.org. Requests should be made in sufficient time to allow for accommodating arrangements.