



LEGAL ACTION REPORT DRAFT MEETING MINUTES

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

Thursday, September 19th, 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:

September 19th, 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	Called to order at 3:11 PM.
2	Approval of Minutes: Approve the Legal Action Report/Draft Minutes of the Regular Board Meeting held on August 15th, 2024. A MOTION was made by M. Petro and seconded by T. Kinney to approve the minutes with an amendment to correct the month name from "June" to "August." Approved: 5 Abstained: 0 Against: 0	Judy Clinco	
3	Executive Session: Upon a majority vote of members constituting a quorum, the Board may hold an Executive Session. To comply with A.R.S. §38-431.03(B), the Board may enter a separate meeting breakout room. All non-essential electronic devices, including cell and smartphones, iPads, notebooks, tablets and laptops shall be turned off and stored during Executive Session. During this Executive Session, the following matters will be discussed: 1. 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 600. S Meyer Ave. 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 amending the IDA’s Intergovernmental Agreement with the City of	Judy Clinco	

	Tucson related to the Avanza Empowerment Center.		
	<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> <p>A MOTION was made by M. Petro and seconded by J. Clinco to exit the executive session and return to the main session.</p> <p>Approved: 5 Abstained: 0 Against: 0</p>	Judy Clinco	Called to order at 4:04 PM.
4	<p>Discussion and Possible Action on 600 S Meyer Property: The Board reviewed and discussed the possible acquisition of the 600 S. Meyer property in line with Tucson IDA's strategic plan and broader organizational goals.</p> <p>A MOTION was made by M. Petro and seconded by M. Lane to approve the purchase of 600 S Meyer and appoint Tim Kinney as board liaison, and allow staff, counsel, and board liaison to execute and finalize agreements needed to close the purchase.</p> <p>Approved: 5 Abstained: 0 Against: 0</p>	Dre Thompspon	
5	<p>Discussion and Possible Action for the Amendment to the Intergovernmental Agreement with the City of Tucson: The Board discussed amending the Intergovernmental Agreement with the City of Tucson to allow funds allocated for the AVANZA Empowerment Center to be allocated to the purchase of 600 S. Meyer.</p> <p>A MOTION was made by M. Petro and seconded by M. Lane to direct staff and counsel to draft, negotiate, or modify the intergovernmental agreement with the City of Tucson and authorized executive officers to execute and finalize the modified agreement.</p> <p>Approved: 5 Abstained: 0 Against: 0</p>	Chris Ambrosio	
6	<p>CEO Organizational Update & Status Report: The CEO, Dre Thompson, provided an overview of the organization's key metrics of success, highlighting efforts to leverage capital through the Lighthouse SFMRB program, explore a potential Rio Nuevo & Tucson IDA Grant Program Partnership, and engage with the Arizona Climate Resilience Fund. Additionally, the CEO discussed a pooled bond fund, which would enable the IDA to create a strong capital leverage position. The update also touched on the Imagine Greater Tucson initiative, which focuses on community-driven development, stakeholder collaboration, and advocacy for sustainable growth, with efforts to secure ongoing funding.</p>	Dre Thompson	
7	<p>Call to the Public Judy Clinco called for public comments. No public comments were made.</p>	Judy Clinco	
8	Adjourn	Judy Clinco	Adjourn at 4:50 PM.



Attendance

	Present	Absent
Board Members	Judy Clinco, President	Meredith Aronson
	Moniqua Lane	
	Patricia Schwabe	
	Tim Kinney	
	Mimi Noshay-Petro	
Staff/Advisors	Dre Thompson, CEO Nicole "Nic" Dahl, VP Mark McKenna, Director of Lending Diana Weisbrod, Business Loan Officer Angelique Aubrahm, Operations Coordinator Chris Ambrosio, Legal Counsel	
Public	Barbra Coffee, City of Tucson	
Post-Executive Session		
Board Members	Judy Clinco, President	Meredith Aronson
	Moniqua Lane	
	Patricia Schwabe	
	Tim Kinney	
	Mimi Noshay-Petro	
Staff/Advisors	Dre Thompson, CEO Nicole "Nic" Dahl, VP Angelique Aubrahm, Operations Coordinator Chris Ambrosio, Legal Counsel	
Public	Barbra Coffee, City of Tucson	

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.