



# Legal Action & Unapproved Meeting Minutes: Regular Board Meeting

## Industrial Development Authority for the City of Tucson

*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 public meeting to discuss the following Agenda Items.*

### Meeting Details

**Date: February 20th, 2025**  
**Time: 4:00pm - 5:00pm**

In-person: 600 S Meyer, Tucson Arizona 85701

### Agenda Overview

1. Call to order & Mission Statement
2. Approval of Meeting Minutes
3. Financial Overview Presentation
4. Property Development Committee
5. Housing Update: New PRR Program
6. Discussion and Possible Action on Rental Agreement
7. Executive Updates
8. Call to the Public
9. Adjourn

### Attendees

#### BOD Present

Meredith Aronson  
Mimi Petro  
Moniqua Lane  
Tim Kinney  
Chris Squires

#### BOD Absent

Patricia Schwabe

#### Staff Attendees

Dre Thompson

**General Council**  
Absent

#### Members of the Public/Guests

Rob Tull  
Barbra Coffee  
Scott Riffle

## Items & Discussion

### 1 min **1st Item: Call to Order & 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.

**Called to Order:** 4:06

### 3 min **2nd Item: Approval of Minutes**

Approved the Legal Action Report/Draft Minutes of the Regular Board Meeting held on January 16th, 2025.

Motion: Move to approve the minutes with the discussed adjustment.  
First: Tim Kinney  
Second: Meredith Aronson

**Action: Approved**  
Approved: 5  
Abstained: 0  
Against: 0

Discussion: Tim Kinney noted that the meeting minutes did not include a legal action to confirm him as the Chair of the Property Development Committee, but rather a consensus. It was determined that as committees cannot take legal action a consensus agreement should suffice. With it noted that the meeting minutes should reflect the decision of the Board to place Tim as Chair of the Property Development Committee, the minutes were approved.

### 15 min **3rd Item: Financial Overview**

The Fractional CFO, Brad Bull provided a quarterly overview presentation of the organization's finances. The Board discussed

The meeting discussed the financial oversight of IDA and its subsidiary, Groundswell. There was a focus on ensuring accurate financial reporting and the need for regular updates to the board. The importance of having separate audits for each entity was emphasized, along with the need for high-level reviews of Groundswell's financials by the IDA board.

The meeting highlighted some specific challenges faced in preparing for an audit, including missing financial data from a software transfer. Chris was commended for his efforts in identifying and resolving the missing data and ensuring the Accounting Firm addressed the issue immediately, ensuring the organization is better prepared for the upcoming audit.

### 15 min **4th Item: Property Development Committee Update**

Tim Kinney provided an update for the Property Development Committee. Months activities included a meeting with a developer who submitted an unsolicited proposal for Stone/Council site for an affordable housing project, with a ground lease structure including social services for the building. The project did not feel completely solidified in their strategy, which presented some challenges for moving forward.

### 10 min **5th Item: Housing Update: New Permanent Rate Reduction Program**

Scott Riffle provided an overview of a new Permanent Rate Reduction option being offered to increase PTHS Advantage usage and help anticipate possible market disruptions as a result of the elimination of bond-funded downpayment assistance. The initiative involves buying down interest rates to make loans more accessible to borrowers. This program is designed to complement existing programs like Lighthouse and provide more options for borrowers.

The discussion focused on a 2% buy-down option for mid-market single-family homes, reducing mortgage rates from 7.75% to around 7%. The buy-down can be funded by sellers, realtors, builders, or family members.

3 min

#### 6th Item: Discussion and Possible Action on Rental Agreement

Staff and Treasurer presented rental terms and a potential renter, for the vacant commercial space at 600 S. Meyer.

Motion: Move to direct Staff, Counsel, and Board Members to draft and execute a lease agreement on the terms presented.

First: Meredith Aronson  
Second: Chris Squires

Action: **Approved**  
Approved: 5  
Abstained: 0  
Against:

**Discussion:** The Board discussed renting out a studio space facing the street, with Tucson Foodie expressing interest. The space would be used for wellness, yoga, cooking, and art classes, aligning with existing businesses with the classes and courses being mostly held nights and weekends. It was pointed out that the CPI at 2% is low, in terms of market rates which have been closer to 4.5%. It was noted that any renter would need to be approved by the City, per their rental agreement.

3 min

#### 7th Item: Executive Summary

This section was skipped due to limited time.

1 min

#### 8th Item: Call to Public

1 min

#### 9th Item: Adjourn: 5:10

**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 Tucson IDA [admin@tucsonida.org](mailto:admin@tucsonida.org). **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, 1<sup>st</sup> Floor, 255 West Alameda, Tucson, Arizona 85701 **ADA Statement of Accommodations:** Persons with a disability may request a reasonable accommodation by contacting the IDA at [admin@tucsonida.org](mailto:admin@tucsonida.org). Requests should be made in sufficient time to allow for accommodating arrangements.