



## (AMENDED) Agenda of 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: May 15, 2025**  
**Time: 3:00pm - 5:00pm**

In-person: 600 S Meyer, Tucson Arizona 85701

#### Agenda Overview

1. Call to Order & Mission Statement
2. Approval of Meeting Minutes
3. Property Committee Update and Consider for Approval **052025-01**
4. Arizona Is Home and Consider for Approval **052025-02**
5. FY2026 Draft Budget Review and Consider for Approval **052025-03**
6. Organizational Updates
7. \*Executive Session\*
8. \* Consider for Approval **052025-04** Contract Approval\*
9. Call to Public
10. Adjourn

### Agenda

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:**

3 min

#### 2nd Item: Approval of Minutes

Approve the Legal Action Report/Draft Minutes of the Regular Board Meeting held on April 17, 2025.

Discussion:

Motion:

First:

Second:

Action:

Approved:

Abstained:

Against:

20 min

**3rd Item: Property Committee Update and Consider for Approval 052025-01**

**Property Committee Update and Consider for Approval 052025-01:**

The Property Development Committee will provide an update on the progress on several Property Development Committee projects, including solidifying the intake process for developers interested in our property and status report on 450 N Main. Finally, the Committee will present a new opportunity/proposal for the Block 174 and present the Board with possible action of directing the Committee to oversee the development of an Exclusive Negotiating Agreement with KG Development

**Discussion:**

Motion:

First:

Second:

Action:

Approved:

Abstained:

Against:

20 min

**4th Item: Arizona Is Home and Consider for Approval 052025-02**

Staff will present the Arizona Is Home grant program, which is being pursued in collaboration with Pima IDA and the Arizona Department of Housing. The grant from Arizona Department of Housing would allow the IDAs to expand their existing Pima Tucson Homebuyer Program that offers down payment and interest rate assistance to homebuyers in Pima County. The Board will consider and may vote to approve a possible Legal Action **052025-02**, which provides staff and counsel the authority to negotiate the finalize the program agreements with ADOH and Pima IDA.

**Discussion:**

Motion:

First:

Second:

Action:

Approved:

Abstained:

Against:

20 min

**5th Item: FY2026 Draft Budget Review and Consider for Approval 052025-03**

Staff and Treasurer will present the FY2026 Draft Budget Review and Consider for Approval the Legal Action of 052025-03, approving the budget for FY2026

Motion:

First:

Second:

Action:

Approved:

Abstained:

Against:

20 min

**6th Item: Organizational Update**



Staff will provide an organizational overview including operations, programs, and financial standing. Additional topics include:

- Updates on the hiring efforts
- Presentation of the strategy for Shared Policy Review

10 min	<b>7th Item: Executive Session</b>
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Description: Pursuant to Arizona Revised Statutes §38-431.03(A), the Board may vote to recess and meet in executive session for the purpose of discussion or consultation for legal advice with the Board's legal counsel and to provide direction to the Board's legal counsel in connection with any matter on the Agenda. The Board may consider a motion to go into executive session in accordance with ARS 38-431.03(A) 3 & 4 to confer with legal counsel regarding contract negotiations and possible action related to ARPA program expense reimbursement due from the City of Tucson.

Action, if any, taken by the Board regarding this matter will be taken in open meeting session after the adjournment of the executive session.

Motion:

Action:

Approved:

Abstained:

Against:

First:

Second:

1 min	<b>8th Item: Consider for Approval 052025-04 Contract Approval</b>
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The Board will consider and may vote to approve the Legal Action **052025-04** relating to the updated ARPA Contract with the City of Tucson.

Motion:

Action:

Approved:

Abstained:

Against:

First:

Second:

1 min	<b>9th Item: Call to Public</b>
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1 min	<b>10th Item: Adjourn</b>
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**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.