



# 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

### Minutes

#### Present

#### Absent

#### Board Members:

Judy Clinco  
Sharayah Jimenez  
Moniqua Lane (arrived at 3:23pm)

#### Staff & Advisors:

Dre Thompson, CEO  
Wendy McBroom, Portfolio Manager  
Sara Lippitt, Operations Manager  
Nicole Johnson, Community Development Champion

**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:

### April 25th, 2023

1	<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>
2	<b>Discussion of 450 N Main Property LOI:</b> Reviewed the pending LOIs for the 450 N Main property. Tucson IDA continues to receive offers and some are coming in at appraisal value.	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	Dre Thompson	

	"Rental Model." Each have their pros and cons. The committee would like the CEO to connect with the local land trust to discuss partnerships with		
4	Discussion of Master Plan for Tucson IDA Real Estate The	Judy Clinco	
5	Call to the Public	Moniqua Lane	—
6	Adjourn	Moniqua Lane	There being no further business, the meeting was adjourned at 4:51pm.

**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 Sara Lippitt, Tucson IDA [sara@tucsonida.org](mailto:sara@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, 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 Sara Lippitt at [sara@tucsonida.org](mailto:sara@tucsonida.org). Requests should be made in sufficient time to allow for accommodating arrangements.