

**APPROVED MEETING MINUTES  
LEGAL ACTION REPORT**

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

**Wednesday, September 6th, 2023  
10:00 a.m.**

The public is invited to join the Authority’s Board meeting on-line via Zoom:  
<https://us06web.zoom.us/j/81775222494>

**Present**

**Absent**

Committee Members:

Judy Clinco  
Sharayah Jimenez  
Moniqua Lane  
Tim Kinney

Staff & Advisors:

Dre Thompson, CEO  
Sara Lippitt, Controller  
Angelique Aubrahm, Operations Coordinator

**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:

<b>September 6th, 2023</b>			
<b>1</b>	<p><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.</p>	Moniqua Lane	The meeting was called to order at <b>10:05AM.</b>
<b>2</b>	<p><b>Discuss 450 N Main Property:</b> Update on the existing Purchase Agreement <i>Dre Thompson presented an update on the status of the 450 N Main property and the status of a current Purchase Agreement. She sought guidance from the Board on how to proceed with this property, as the current developer has requested an extension of 90 days to re-evaluate feasibility after a meeting with community members.</i></p> <p><i>Additionally, Tucson IDA is actively working to build relationships with the Neighborhood and other community members with the goal of providing more affordable housing options.</i></p>	Dre Thompson	—
<b>3</b>	<p><b>Discussion of the AVANZA Empowerment Center:</b> Review updates on the development and progress of the AVANZA Empowerment Center construction project currently planned for 257 N Stone.</p>	Dre Thompson	—

	<p><i>Dre Thompson updated the Board on progress of the redevelopment of 257 N Stone, after receiving news from architecture and engineering that retrofitting the existing building would lead to increased costs and programmatic compromises.</i></p> <p><i>Further discussion involved the location of Avanza in downtown, the development of Requests for Proposals (RFPs), and the creation of a master plan encompassing 450 N Main and all associated lots. This master plan would be released for competitive bidding, with an emphasis on timeliness.</i></p> <p><i>Dre will initiate discussions with the City of Tucson regarding the potential impact of concurrent RFPs for a comprehensive master plan covering all our land and an RFP focused on the initial phase, which prioritizes higher-density mixed-use development on Stone Avenue.</i></p>		
4	<p><b>Discussion of the Upcoming Redevelopment Workshop:</b> Discuss preparation for the redevelopment workshop planned for the first week of October.</p> <p><i>This initiative led by the Council of Development Finance Agencies aimed at conducting a comprehensive listening session. This session will involve engaging with diverse community stakeholders to gain valuable insights into the requirements for our properties, the broader needs of Tucson, and potential programs or products that could form the foundation of our strategic plan for the community.</i></p> <p><i>Dre Thompson and the Property Development Committee compiled a list of community members who will be invited to participate in this session. The outcomes of this listening session will be presented during an upcoming Regular Board meeting.</i></p>	Dre Thompson	—
5	<b>Call to the Public</b>	Moniqua Lane	—
6	<b>Adjourn</b>	Moniqua Lane	The meeting was adjourned at <b>11:26 AM.</b>

**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](mailto:angelique@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 Angelique Aubrahm, Tucson IDA [angelique@tucsonida.org](mailto:angelique@tucsonida.org). Requests should be made in sufficient time to allow for accommodating arrangements.