



## LEGAL ACTION REPORT UNAPPROVED MINUTES

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

Thursday, January 18<sup>th</sup>, 2024

3:00 p.m.

<https://us06web.zoom.us/j/84840348558>

	Present	Absent
Board Members:	Judy Clinco Meredith Aronson Patricia Schwabe Moniqua Lane Mimi Noshay-Petro Sandra Barton (entered virtually at 3:09 PM)	
Staff & Advisors:	Dre Thompson, CEO Nic Dahl, Executive VP Sara Lippitt, Controller Angelique Aubrahm, Operations Coordinator Chris Ambrosio, Legal Counsel Scott Riffle, Stifel Mike Czechowski, City of Tucson	

The public is invited to join the Authority’s Board meeting online via Zoom:

Join Zoom Meeting

<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:

**Executive Session** – Upon a public majority vote of members constituting a quorum, the Board of Directors may hold an Executive Session. To comply with A.R.S. §38-431.03(B), all non-essential electronic devices, including cell and smartphones, iPads, notebooks, tablets and laptops shall be turned off and stored during Executive Session.

## January 18th, 2024

1	<p><b>Call to Order and Mission Statement:</b> 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>	Judy Clinco	The meeting was called to order at <b>3:04 pm</b> .
2	<p><b>Approval of Minutes:</b> Approve the Minutes of the Finance Committee Meeting held on November 13th, 2023.</p> <p>.</p> <p>A <b>MOTION</b> was made and seconded (<b>M Aron / Patricia S</b>) to approve the <b>Finance Committee Meeting Minutes of November 13th, 2023</b>.</p> <p><b>Approved: 4</b>  <b>Abstained: 0</b>  <b>Against: 0</b></p>	Judy Clinco	
3	<p><b>Property Development Committee Meeting Update:</b> The Board reviewed the Request for Qualifications (RFQ) process, considering the few submitted proposals. The discussion touched on the complexity of the RFQ versus RFP processes, with suggestions for simplifying future procedures to boost participation. It was planned to interview applicants who met the deadline and subsequently present a proposal to the board. The Property Development Committee is pending another meeting to review submissions that were late and will bring their recommendations to the board for a decision. Concerns were raised about the thoroughness of planning post-RFQ and the need for streamlining processes in the future.</p> <p>Establishing credibility with developers and assessing if the proposals meet expectations were also discussed. Additionally, Chris Ambrosio was tasked to review the legality of potentially reopening the RFQ or RFP process.</p> <p>The overall focus was on evaluating and improving the RFQ process, ensuring fairness, and maintaining legal compliance.</p>	Dre Thompson	30 Minutes
4	<p><b>CEO Organizational Update &amp; Status Report:</b> Nicole "Nic" Dahl discussed her role at the IDA as Executive VP, emphasizing her collaboration with CEO Dre Thompson and their shared vision for driving transformation. She highlighted the significance of relationships and innovation in supporting underserved communities, focusing on real estate and small business growth. Her approach to leadership is rooted in service and creativity, aiming to develop a scalable strategic model within the IDA.</p> <p>Dre Thompson then gave her status report, outlining the IDA's financial accomplishments, mentioning the disbursement of \$1.2 million towards the AVANZA program participants. She detailed the IDA's relationship-based lending strategy and its effectiveness, noting the clarity of their loan process and the substantial support from the City of Tucson. The Loan Committee's role in providing comprehensive support, including mentoring and flexible terms, has contributed to the</p>		

	program's strong repayment success. She then concluded by mentioning the broad impact of the IDA's 'Avanza' program and the ongoing development of the Changemakers grants and the Aliados program.		
<b>5</b>	<b>Introduction to Community Partner:</b> Kristina Swallow, City of Tucson's Director of Planning and Development Services, discussed her extensive experience in land development and her interest in innovative urban development projects. She highlighted a particular focus on creating rental ownership opportunities in downtown Tucson and utilizing underutilized spaces effectively. Kristina also mentioned leveraging current zoning laws to benefit the community and emphasized the importance of collaboration in areas like affordable housing and engaging developers in these initiatives.	Kristina Swallow	10 Minutes
<b>6</b>	<b>Call to the Public</b>	Judy Clinco	–
<b>7</b>	<b>Adjourn</b>	Judy Clinco	The meeting was called to order at <b>4:33 pm</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) | 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 Angelique Aubrahm at [angelique@tucsonida.org](mailto:angelique@tucsonida.org). Requests should be made in sufficient time to allow for accommodating arrangements.