



Agenda of Regular Board Meeting of The Industrial Development Authority of the City of Tucson (the “Authority”)

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.

Additionally, pursuant to **Arizona Revised Statutes Section 38-431.05**, notice is hereby given to the general public and to the members of the Authority’s Board of Directors that the Authority may ratify an Action of the Authority that may have been taken in violation of the Open Meeting Law.

Meeting Details

Date: November 20, 2025
Time: 3:00 pm - 5:00 p.m.

In-person: 600 S. Meyer, Tucson, AZ, 85701
Zoom: <https://us06web.zoom.us/j/83438587148>

Agenda Overview:

1. Call to Order & Mission Statement
2. Approval of Meeting Minutes
3. Possible Action: Inducement Resolution Craycroft Towers
4. Possible Action: Inducement Resolution Two35 Stone
5. Possible Action: Exclusive Negotiating Agreement
6. Possible Action: Approval of the Strategic Plan
7. Possible Action: Approval of the Appointment of two New Board Members for Groundswell Capital
8. Possible Action: Neighborhood Catalyst Fund
9. Organizational Updates
10. Call to Public
11. Adjournment

Agenda

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:

2nd Item: Possible Action- Approval of Minutes

The Board will review and may approve the Draft Minutes of the Board Meetings held on October 16, 2025.

3rd Item: Possible Action: Inducement Resolution Craftcroft Towers

El Pueblo Housing Nonprofit Corporation, pursuant to the Bond Application, has requested that the Tucson IDA issue its multifamily housing revenue bonds, in one or more tax-exempt and/or

taxable series, in an aggregate principal amount not to exceed \$20,000,000.

4th Item: Possible Action: Inducement Resolution Two35 Stone

KG Development, pursuant to the Bond Application, has requested that the Tucson IDA issue its multifamily housing revenue bonds, in one or more tax-exempt and/or taxable series, in an aggregate principal amount not to exceed \$40,000,000.

5th Item: Possible Action: Exclusive Negotiation Agreement

KG Development has requested that the Tucson IDA enter into an Exclusive Negotiating Agreement for the parcels at Stone and Council. The developer has provided Tucson IDA with a proposal to build a mixed-use project on the property that will include approximately 200-250 affordable multi-family units.

6th Item: Possible Action: Approval of the Tucson IDA's Strategic Plan

The Board will review for possible adoption the 3 Year Strategic Plan proposed by staff.

7th Item: Possible Action: Appointment of two New Board members for Groundswell Capital

The Board will consider the approval of two new board members for Groundswell Capital.

8th Item: Possible Action: Neighborhood Catalyst Fund

The Board will review a proposed pilot project for capitalization through the Neighborhood Catalyst Fund. The purpose of this fund is to expand access to capital for small-scale, high-impact development projects that strengthen Tucson's neighborhoods through adaptive reuse, infill housing, and mixed-use revitalization.

9th Item: Organizational Updates

The staff provided a comprehensive organizational update, including a review of the financial Position of Tucson IDA, and Financial Literacy Hub.

10th Item: Call to Public

Members of the Public are welcome to address the Board, limiting their comments to 3 minutes.

11th Item: Adjournment

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 the Authority at admin@tucsonida.org. **Mailing:** This Notice and Agenda of the Regular Meeting was emailed to the Authority's standard Agenda mailing list. **ADA Statement of Accommodations:** Persons with a disability may request a reasonable accommodation by contacting the Authority at admin@tucsonida.org. Requests should be made in sufficient time to allow for accommodating arrangements.