



## 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:** January 22, 2026

**Time:** 3:00 p.m. - 5:00 p.m.

**In-person:** 600 S. Meyer, Tucson, AZ, 85701

**Zoom:** <https://us06web.zoom.us/j/82229897023>

### Agenda Overview:

1. Call to Order & Mission Statement
2. Approval of Meeting Minutes
3. Possible Action: El Rio Stone Health Center
4. Possible Action: Endeavour Catalina Foothills
5. Audit Report FY25
6. PFM Financial Advisors Introduction
7. Possible Action: Board Chair-Elect Nomination
8. Organizational Updates
9. Call to Public
10. 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: Approval of Meeting Minutes

The Board will review and may approve the Draft Minutes of the Board Meetings held on December 15 and 18, 2025.

#### 3rd Item: El Rio Stone Health Center

Possible Action: Consideration of the issuance of Industrial Development Revenue Bonds to finance the acquisition of El Rio's Stone Health Center, a federally qualified nonprofit health center located in Tucson, Arizona, in an aggregate principal amount not to exceed \$41,000,000.

#### 4th Item: Endeavour Catalina Foothills

Possible Action: The Board will hear a presentation about Endeavor Catalina Foothills, a 501(c)3 nonprofit older adult housing community development that supports wellbeing, longevity, and active lifestyles, while delivering meaningful economic and community benefits to the Tucson region. Based on such presentation and discussion, the Board may grant a preliminary approval resolution for the issuance of revenue bonds to finance the project in an amount not to exceed \$275,000,000.

#### 5th Item: Audit Report FY25

Christopher Heinfeld, Audit Partner from HeinfeldMeech, will be presenting the results and the Independent Auditor's Report on Internal Control and Compliance for the FY25 audit performed for the Tucson IDA.

#### 6th Item: PFM Financial Advisors

Staff will introduce PFM Financial Advisors, the Tucson IDA's municipal advisor, who will be available for questions from the Board. PFM emphasizes building close partnerships with clients, focusing on empowering, educating, and mobilizing them today to achieve sustainable outcomes in the future.

#### 7th Item: Possible Action: Board Chair-Elect Nomination

The Board will discuss and may nominate candidates for the position of Board Chair based on their experience, leadership, and dedication to our mission. Based on such discussion and possible nomination, the Board may vote to establish Board Chair-Elect, to be fully transitioned into the role at the June Annual Meeting.

#### 8th Item: Organizational Updates

The CEO will present an organizational update covering the significant progress achieved during 2025 by expanding access to capital and other supporting projects that strengthen long-term regional prosperity. The organization remained focused on practical solutions and other developments shaping Tucson's future. No legal action will be taken in association with this agenda item.

#### 9th Item: Call to Public

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

#### 10th 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](mailto: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](mailto:admin@tucsonida.org). Requests should be made in sufficient time to allow for accommodating arrangements.