



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.

Meeting Details

Date: July 16, 2026

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

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

Zoom: <https://us06web.zoom.us/j/81478130371>

Agenda Overview:

1. Call to Order & Mission Statement
2. Possible Action: Approval of Meeting Minutes
3. Possible Action: Approval of Annual Policies
 - a. Conflict of Interest Policy
 - b. Whistleblower Policy
4. New Business
 - a. 257 N Stone Updates
 - b. Potential Neighborhood Catalyst fund applicant D.U.S.T.
5. Old Business
 - a. Possible Action: Appointment of Darin Guthrie for Groundswell Capital Board
 - b. Possible Action: Loan Charge-Off Avenue Boutique
 - c. Possible Action: Loan Charge-Off Cafe Passe
6. Organizational Updates
 - a. Financials
 - b. Rio Nuevo - Small businesses
 - c. Economic Impact
7. Executive Session

Discussion or consultation for legal advice with the attorney or attorneys of the public body and consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations A.R.S. § 38-431.03(A)(3) and (A)(4).

Possible Action: Downtown Tucson Partnership Contribution contract negotiations
8. Call to Public
9. 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 Meeting Minutes

The Board will review and may approve the Draft Minutes of the Board Meeting held on June 18, 2026.

3rd Item: Possible Action: Approval of Annual Policies

The CEO and council will present the Conflict of Interest and the Whistleblower Policies for review and possible approval.

4th Item: New Business

The CEO will present updates on 257 N Stone, including a proposal and project for a potential partnership with Catholic University regarding the lease of 257 N. Stone.

5th Item: Old Business

The CEO and staff will present old business items for Board discussion and possible action, including the appointment of Darin Guthrie to the Groundswell Capital Board and the loan charge-offs for Avenue Boutique and Café Passe.

6th Item: Organizational Updates

The CEO will provide an organizational update, a financial overview for June, an update on the Rio Nuevo Small Business Program, and an overview of the organization's economic impact.

7th Item: Executive Session

Discussion or consultation for legal advice with the attorney or attorneys of the public body and consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations A.R.S. § 38-431.03(A)(3) and (A)(4). Possible Action: Downtown Tucson Partnership Contribution contract negotiations

8th Item: Call to Public

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

9th 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. **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.