



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: August 20 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. **New Business**
 - a. **Possible Action:** Discussion and possible action of the memo to transfer capital to Groundswell Capital for the purpose of implementing the Neighborhood Catalyst Fund, in light of the SSBCI Loan Guarantee program.
4. **Old Business**
 - a. **Possible Action:** Discussion and possible action on the annual renewal of the Conflict of Interest and the Whistleblower Policies
 - b. **Possible Action:** Discussion and possible action of the Neighborhood Catalyst fund applicant, DUST
5. **Organizational Updates**
 - a. Program Updates
 - b. 257 N Stone Update
 - c. Financial Review
6. **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).
7. Open Session

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 and Special Meeting on July 28, 2026.

3rd Item: New Business

CEO and EVP of Finance will present the memo proposing the IDA transfer capital to Groundswell Capital for the purpose of implementing the Neighborhood Catalyst Fund. This transfer would enable the usage of SSBCI Loan Guarantee for the Catalyst Fund program. The Board will discuss the memo and may approve transferring the funds to Groundswell Capital for implementation in the program.

4th Item: Old Business

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

The Director of Lending and CEO will present the Neighborhood Catalyst Loan Fund submission by DUST. The Board may discuss the loan submission and may vote to approve the loan, which action could include directing staff and counsel to negotiate and execute final loan documents. .

5th Item: Organizational Updates

The CEO will provide an organizational update including an update from 257 N Stone and a financial overview.

6th Item: Executive Session

Pursuant to *A.R.S. § 38-431.03(A)(3) and (A)(4)*, the Board will discuss with, consult with, obtain legal advice from and may instruct its counsel regarding the status of, and issues related to its contract negotiations with Downtown Tucson Partnership.

7th Item: Open Session

The Board may discuss and may vote to take action with respect to the Downtown Tucson Partnership Contribution Agreement, which action could include directing staff and counsel to negotiate and execute any final agreements with Downtown Tucson Partnership.

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.