



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: October 15, 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:
 - Arizona Housing Acceleration Fund
 - Possible Action: Mercy Housing Inducement Resolution
 - Mortgage Additional Servicer Presentation
4. Old Business:
 - Possible Action: Craycroft Towers Final Approval
5. Organizational Updates
 - Program Updates
 - Community Partnership Opportunities
 - Financial Review
6. Call to Public
7. 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 August 20, 2026.

3rd Item: New Business

Arizona Housing Acceleration Fund

Discussion of the proposed Arizona Affordability Fund, funded by a short-term rental fee per night, to expand utility assistance, support home weatherization, and provide additional funding for affordable housing and homelessness prevention.

Possible Action: Mercy Housing Inducement Resolution

The Board will review and discuss the bond application submitted by Mercy Housing Mountain Plains for a \$19,000,000.00 bond that will be used by Limberlost Family Village to build approximately 170 affordable housing units.

Based on such discussion, the Board may consider a resolution granting preliminary approval to the issuance of \$19,000,000 revenue bonds, notes or other obligations, the proceeds of which are to be used to finance the project in an amount not to exceed \$19,000,000.

Possible Action: Mortgage Additional Servicer

The Board will hear a presentation and may discuss the status of its current housing programs. Based on such discussion, the Board may consider adding The Money Source (TMS) as an additional mortgage servicer to expand program access to applicants with credit scores of 620 or higher, eliminate strict servicer-imposed debt-to-income limits, and enable faster pipeline processing through a 60-day lock period and efficient review timelines.

4th Item: Old Business - Craycroft Towers Final Approval

The Board will discuss and may consider a resolution granting final approval to, and authorizing the issuance of Multifamily Housing Revenue Bonds (Craycroft Towers and Lee Street Duplexes) to be issued in one or more tax exempt and/or taxable series in an aggregate principal amount to not exceed \$10,000,000.00 and may authorize and direct the CEO or other Board Officer, on behalf of the Board and for and in the name of the Authority, to execute and deliver the Final Approval Resolution and any related transaction documents, including but not limited to, the, Master Pledge and Assignment, Master Agency Agreement, Loan Agreement, Note, Regulatory Agreement, and Unassigned Rights Guarantee in the form submitted to this meeting, with such changes, insertions and omissions as the Bond Counsel and the IDA's General Counsel may require or approve.

4th Item: Organizational Updates

The CEO and staff will provide updates on program activities, community partnership opportunities, and the organization's financial position as of September 2026.

6th Item: Call to Public

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

7th 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.