

**REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF TUCSON, ARIZONA**

**Thursday, March 12, 2015
3:00 p.m.**

At the Ward VI Council Offices - West Conference Room
3202 East First Street
Tucson, Arizona 85716

***REVISED AGENDA**

Open Meeting: Members of the Board of Directors of The Industrial Development Authority of the City of Tucson, Arizona (the “**Authority**”) may attend either in person or by telephone conference call. 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 meeting open to the public to discuss, consider and take legal action on the following agenda items:

1. **Call to Order**.....M. Robinson
2. **Request for resolution** to approve the minutes of the Regular Meeting of **February 12, 2015**
.....M. Robinson
3. **Request for resolution** to approve the payment of invoices and the notification of items to be paid on the Authority’s behalf by third parties.....K. Valdez
4. **Status report** from the Liaison to City of Tucson, Arizona City Manager’s Office related to:
 - a. The City’s Economic Development Prospect list.
 - b. The City’s use of the Tucson Community Development Loan Fund aka the **HUD Section 108** Loan Program.
 - c. The City’s use of HOME Funds.
 - d. The City’s use of its **21** Economic Development tools.
 - e. Current items of interest.....C. Martins - Bekat
5. **Status report** related to the Downtown Links project and impact on traffic in the area of Block 175
.....Tom Fisher
6. ***Status Report** and recommendations of the Loan Review Committee regarding a loan request from Business Development Finance Corporation (“**BDFC**”) for a participation agreement with BDFC in an amount not to exceed **\$92,000** and **request for resolution** for all actions related thereto....E. Martinez
7. **Status report** related to **\$37,200,000** The Industrial Development Authority of the City of Tucson, Arizona Multifamily Housing Revenue Bonds (Family Housing Resources Projects), Series **2002A**, **\$2,450,000** The Industrial Development Authority of the City of Tucson, Arizona Subordinate Multifamily Housing Revenue Bonds (Family Housing Resources Projects), **2002 Series B**, and **\$6,350,000** The Industrial Development Authority of the City of Tucson, Arizona Subordinate Multifamily Housing Revenue Bonds (Family Housing Resources Projects), **2002 Series C** (individually and collectively, the “**Bonds**”) and potential sale of (1) the Broadway East Apartments which consists of **120 units** generally located at **6199 E. Broadway** Tucson, Arizona; (2) the Camino

Real Apartments which consists of **256** units generally located at **8601** E. Old Spanish Trail, Tucson, Arizona; **(3)** the Presidio East Apartments which consists of **266** units generally located at **8485** E. 22nd Street, Tucson, Arizona; **(4)** the River Square Apartments which consists of **72** units generally located at **990** E. River Road, Tucson, Arizona; **(5)** the Silverwood Terrace Apartments which consists of **202** units generally located at **2120** N Silverbell Road, Tucson, Arizona; **(6)** the Villa De Paz Apartments which consists of **120** units generally located at **1050** N. Camino Seco, Tucson, Arizona; and **(7)** the Wilmot North Apartments which consists of **180** units generally located at 445 N. Wilmot, Tucson, Arizona (each individually and all collectively, the “**Project**”) and **100%** redemption of all the Bonds outstanding and **request for resolution** authorizing : **(a)** certain amendments to the documents evidencing or securing payment of the senior portion of the Bonds required by Fannie Mae; **(b)** certain amendments to the documents evidencing or securing payment of the subordinate portion of the Bonds as consented to by the holders of a majority of the subordinate portion of the Bonds; and **(c)** the execution and delivery of the Assumption Agreement among the Authority, BOKF, NA, dba Bank of Arizona, a national banking association, as Trustee, Quality Apartment Living, LLC, as the current owner of the Project, and Mc Realty Advisers, LLC, or its assign as the subsequent owner of the Project
C. Lotzar

8. Status report related to Bank of America Home Loans actions as Master servicer related to certain 2nd mortgage loans originated in connection with The Industrial Development Authorities of the City of Tucson, Arizona and Pima County Joint Family Mortgage Revenue Bond, Series **2006B** as required by the Origination, Sale & Serving Agreement and the Authorization for Dealing with 2nd Mortgage Loans and **request for resolution** to further amend the Origination, Sale & Serving Agreement. *Pursuant to Arizona Revised Statutes Section 38-431.03(A)(1)(3) and/or (4), the Board may vote to recess and meet in executive session for the purpose of discussion or consultation with and to provide direction to the Board’s legal counsel in connection with this item. Any action taken by the Board regarding this matter will be taken in open meeting session (either at this meeting or at a later date) after the adjournment of the executive session*.....C. Lotzar

9. Status report related to Bank of America Home Loans actions as Master servicer related to certain 2nd mortgage loans originated in connection with The Industrial Development Authorities of the City of Tucson, Arizona and Pima County Joint Family Mortgage Revenue Bond, Series **2007A -2** as required by the Origination, Sale & Serving Agreement and the Authorization for Dealing with 2nd Mortgage Loans and **request for resolution** to further amend the Origination, Sale & Serving Agreement. *Pursuant to Arizona Revised Statutes Section 38-431.03(A)(1)(3) and/or (4), the Board may vote to recess and meet in executive session for the purpose of discussion or consultation with and to provide direction to the Board’s legal counsel in connection with this item. Any action taken by the Board regarding this matter will be taken in open meeting session (either at this meeting or at a later date) after the adjournment of the executive session*.....C. Lotzar

10. Status report related to proposed interpretations and/or amendments to Arizona’s Industrial Development Financing Act, Allocation of Private Activity Bonding Act, or other state legislation affecting the Authority’s affairs and **request for resolution** related thereto.....C. Lotzar

11. Request for resolution authorizing either renewal of the Authority’s Public Officials’ & Officers’ liability insurance or the acquisition of similar coverage from another carrier.....C. Lotzar

12. Staff Reports:

Monthly Staff Report for the month ending **February 28, 2015**

- a. General Operations of the Authority:
 - i. Parking Lot Financial Statements prepared by Pueblo Parking Systems, LLC (“PPS”)
 - ii. Bond Borrower’s payment of Administrative Fees
 - iii. Cash Management
 - iv. Loan Servicing
 - v. Loan Origination
 - vi. **450 N. Main Street**
- b. Legislation updates:
 - i. Federal legislation.
 - ii. Arizona legislation.
- c. Outstanding Single Family Programs:
 - i. Mortgage Revenue Programs that have completed the Origination Period:
 - A. Series **2006** (Joint) - **\$30,475,000** – **1st** Mortgage Loan Interest Rate **5.97%** - Final Redemption of Senior Bonds **July 28, 2014** – CUSIP No. **89873QAB5** Subordinate (approximately **\$149,000**- **7%** **2nd** Mortgage Loans are current and tied to the Subordinate Bonds of approximately **\$820,000**).
 - B. Series **2007A** (Joint) - **\$23,400,000** - **1st** Mortgage Loan Interest Rate **5.69%** - Final Redemption of Senior Bonds **July 28, 2014**– CUSIP No. **89873QAE9** Subordinate (approximately **\$168,000** - **7%** **2nd** Mortgage Loans are current and tied to Subordinate Bonds of approximately **\$135,000**).
 - C. Series **2008** (Joint) - **\$30,000,000**- Mortgage Loan Interest Rate **5.89%** -- Term Bonds CUSIP Nos. **898700FH7, 898700FJ3, 898700FK0** and PAC Bonds CUSIP No. **898700FL8** (approximately **\$7,565,000** outstanding).
 - D. Restructuring Opportunities and past results.
 - ii. Mortgage Credit Certificate Program that is in the Origination Period – **2014** in the amount of **\$5,000,000** formed on **January 2, 2014** – Origination Period expires **December 31, 2016**.
 - iii. **\$15,000,000** The Industrial Development Authority of The County of Pima and The Industrial Development Authority of The City of Tucson, Arizona Revolving Taxable Single Family Mortgage Loan Program of **2012** (Pima/Tucson Homebuyers Solution) – Program commenced on **December 17, 2012** and unless extended expires on **December 31, 2016** – over **\$111,330,000** in mortgage-backed securities sold with over **\$4,441,000** of down payment assistance granted to homebuyers.

13. Status Report related to development of the Request for Qualifications/Request for Proposal (“RFQ/RFP”) or other process related to the potential development of Block **174** and/or Block **175** and **request for resolution** for any actions related thereto. *Pursuant to Arizona Revised Statutes Section 38-431.03(A)(1)(3) and/or (4), the Board may vote to recess and meet in executive session for the purpose of discussion or consultation with and to provide direction to the Board’s legal counsel in connection with this item. Any action taken by the Board regarding this matter will be taken in open*

meeting session (either at this meeting or at a later date) after the adjournment of the executive session.....G. Molenda

- 14. **President’s Report:** Brief Summary of current events, including items brought to the President’s attention or matters that required handling by the President since the last meeting.....M. Robinson
- 15. **Call to the audience**.....M. Robinson
- 16. **Adjourn**

Dated: **March 9, 2015**

Announcements: Announcement of future meeting dates and other information concerning the Authority. * denotes new Agenda item.

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 Gary Molenda, 335 N. Wilmot Road, Suite 420, Tucson, Arizona 85711, or telephone: (520) 882-5591, ext. 122.

Mailing: This Notice and Agenda of the Special Board Meeting was faxed to the Authority’s standard agenda mailing list.

Posting: A copy of this Notice and Agenda of the Special Board Meeting has been posted on the bulletin board of the Clerk of the City of Tucson, 1st Floor, 255 West Alameda, Tucson, Arizona 85701.