



**THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF TUCSON, ARIZONA**

Regular Meeting

Thursday, June 20, 2019

2:30 p.m.

Tucson Metropolitan Chamber of Commerce
465 W. Saint Mary's Road
Tucson, Arizona 85701

Legal Action Report

- Present: Board Members** Larry Lucero
 Neal Eckel
 Judy Clinco
 Melissa "Mimi" Petro
- Advisors** Charles Lotzar, Lotzar Law Firm, PC
 Karen Valdez, BDFC Advisor Services, LLC
 Gary Molenda, BDFC Advisor Services, LLC
- Absent** Meredith Aronson
 Sandra Barton
 Patricia Schwabe
- Guests** Mike Czechowski, City of Tucson
 Erik Chapman, Pueblo Parking Systems, LLC
 Swain Chapman, Chapman Management Group

The Regular Meeting of the Board of Directors of The Industrial Development Authority of the City of Tucson, Arizona (the "Authority") was held on **June 20, 2019**, at the Tucson Metropolitan Chamber of Commerce, 465 W. Saint Mary's Road, Tucson, AZ 85701. All Authority's Board Members and the general public were duly notified of the meeting. C. Lotzar had informed the Authority's Board of Directors that Arizona's Open Meeting Laws allow for members of the Authority's Board of Directors and legal counsel to appear and participate in the meeting telephonically so long as all participants in the meeting can hear and be heard.

ITEM	ACTION TAKEN/TO BE TAKEN
1. Call to Order	The meeting was called to order at 2:38 p.m.
2. Request for resolution to approve the minutes of the Special Meeting of May 23, 2019.	A MOTION was made and seconded (M. Petro / N. Eckel) to approve the minutes of the May 23, 2019 Special Meeting as presented. Approved 4-0.
3. Request for resolution to approve a sponsorship of the Arizona Department of Housing's 2019 Housing Forum to be held August 19, 2019 to August 21, 2019 at The Scott Hotel in Scottsdale, Arizona.	A MOTION was made and seconded (J. Clinco / M. Petro) to approve sponsorship of the Arizona Department of Housing 2019 Housing Forum at the \$2,000 Silver Sponsorship level. Approved 4-0

<p>4. 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.</p>	<p>A MOTION was made and seconded (N. Eckel / M. Petro) to approve payment of invoices, as presented and to authorize Larry Lucero, as President, to execute all documentation required for FY19-20 D&O insurance coverage, on behalf of the Authority. Approved 5-0</p>
<p>5. Status report from the Liaison to City of Tucson, Arizona City Manager’s Office related to:</p> <ul style="list-style-type: none"> a. The City’s Economic Development Prospect list. b. The City’s use of Economic Development tools. c. Opportunity Zones. e. Current items of interest. 	<p>No action taken</p>
<p>6. President’s Report: Summary of current events, including items brought to the President’s attention or matters that required handling by the President since the last meeting:</p> <ul style="list-style-type: none"> a. Review of decisions and actions to be taken following the Special Meeting / Board Retreat. b. Financial History. c. Website development – status report 	<p>No action taken</p>
<p>7. Status Report related to a request for the Authority’s consent received from the El Presidio Neighborhood Association for traffic mitigation at Franklin Street and Court Avenue, and request for resolution for any action related thereto.</p>	<p>A MOTION was made and seconded (J. Clinco / M. Petro) to approve the request from EPNA to support the 4 way stop and chicanes at the intersection of Franklin and Court, as presented. Approved 4-0</p>
<p>8. Status Report related to the potential sale, development, construction, equipping and /or operation of a project on (a) 450 N. Main, (b) Block 174, and (c) Block 175, and request for resolution related thereto; which may include formally ratifying the direction previously given to legal counsel. <i>Pursuant to Arizona Revised Statutes Section 38-431.03(A)(1)(3) and/or (4), the Authority may vote to recess and meet in Executive Session for discussion or consultation with and to provide direction to the Authority’s legal counsel about this item. Any action taken by the Authority regarding this matter will be taken in open meeting session (either at this meeting or later) after the adjournment of the Executive Session.</i></p>	<p>A MOTION was made and seconded (N. Eckel / M. Petro) to adjourn Regular Session at 3:41 p.m. to enter Executive Session for discussion. Approved 4-0.</p> <p>Regular Session resumed at 4:21 p.m.</p>
<p>9. Status report concerning the Authority’s staffing needs and review of the annual contracts for the various professional services rendered to the Authority by (a) Lotzar Law Firm, P.C. as the Authority’s Legal Counsel, (b) BDFC Advisor Services, LLC (“BDFC”) as the Authority’s Advisor, and (c) Pueblo Parking Systems, LLC as the Manager of the Authority’s Parking Lots, and request for resolution related thereto. <i>Pursuant to Arizona Revised Statutes Section 38-431.03(A)(1)(4) and/or (5), the Authority may vote to recess and meet in Executive Session for the purpose of discussion or consultation with and to provide direction to the Authority’s legal counsel in connection with this item. Any action taken by the Authority 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.</i></p>	<p>A MOTION was made and seconded (N. Eckel / M. Petro) to approve the following annual contracts for FY19-20:</p> <ul style="list-style-type: none"> a) Lotzar Law Firm, LLC as the Authority’s Legal Counsel; b) BDFC Advisor Services, LLC as the Authority’s Advisor; and c) Pueblo Parking Systems, LLC as the Manager of the Authority’s Parking Lots. <p>Approved 4-0</p>
<p>10. Staff Reports: Monthly Staff Report for the month ending May 31, 2019</p> <ul style="list-style-type: none"> a. General Operations of the Authority: 	<p>No action taken</p>

<ul style="list-style-type: none"> 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. <p>b. Outstanding Single-Family Programs:</p> <ul style="list-style-type: none"> i. \$40,000,000 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 (the “Pima/Tucson Homebuyers Solution Program” or “PTHS Program”) - commenced on December 17, 2012 and unless extended expires on December 31, 2020 – more than \$579,000,000 in mortgage-backed securities sold with more than \$24,520,000 of down payment assistance granted to homebuyers. ii. The Industrial Development Authority of the City of Tucson, Arizona The Industrial Development Authority of the County of Pima Tucson P2P Program (the “Tucson P2P Program”) – Phase II commenced on August 1, 2018 and unless extended expires on December 31, 2020 – more than \$68,100,000 in mortgage-backed securities sold (1st sales in October 2016) with more than \$28,000,000 of down payment assistance granted to homebuyers and over \$469,000 deposited into the Tucson Rapid Rehousing Fund. iii. \$9,375,000 The Industrial Development Authority of the City of Tucson, Arizona Single Family Mortgage Credit Certificate Program of 2017- January 3, 2017 – Origination Period expires December 31, 2019 more than 50 issued aggregating to over \$7,422,992. iv. The 7% 2nd Mortgage Loans originated in connection with: <ul style="list-style-type: none"> A. Series 2006 (Joint) - \$30,475,000 – 1st Mortgage Loan Interest Rate 5.97% - 2016 Final Redemption of all Bonds - approximately \$150,800 in 2nd Mortgage Loans are outstanding). B. Series 2007A (Joint) - \$23,400,000 - 1st Mortgage Loan Interest Rate 5.69% - 2016 Final Redemption of all Bonds - approximately \$182,400 in 2nd Mortgage Loans are outstanding). 	
<p>11. Call to the Public</p>	<p>No action taken</p>
<p>12. Adjourn</p>	<p>A MOTION was made and seconded (M. Petro / N. Eckel) to adjourn the meeting at 4:47 p.m. Approved 4-0</p>

Submitted by:
Karen J. Valdez
 BDFC Advisor Services, LLC

Approved by:
Larry Lucero, Acting President
 The Industrial Development Authority of the
 City of Tucson, Arizona