



The Industrial Development Authority of the City of Tucson, Arizona

REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF TUCSON

Thursday, February 20, 2020 2:30 p.m.

at Tucson Metropolitan Chamber of Commerce 212 E. Broadway Tucson, Arizona 85701

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..... L. Lucero
2. Request for resolution to approve the Minutes of the Regular Meeting of January 16, 2020 .....L. Lucero
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 Economic Development tools
c. Opportunity Zones
d. Current items of interest ..... M. Czechowski
5. 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
a. Ward 1 Open House from 1:00 pm to 5:00 pm on Sunday, February 16, 2020 at the Ward 1 offices - 940 W. Alameda Street, Tucson, Arizona 85745.

- b. Rio Nuevo – El Presidio Project for Public Spaces.
- c. Urban Land Institute ("ULI") Trends Day **2020 - February 26, 2020** – JW Marriott Desert Ridge, 5350 E. Marriott Drive, Phoenix, Arizona 85054.
- d. **2020** NALHFA Annual Conference – **May 6 – 9, 2020** – New York Hilton Midtown, New York, NY

..... L. Lucero

**6. Status report** related to certain events and **request for resolution** related to sponsorship of:

- a. **2020** State of the City Luncheon and Business Expo hosted by the Tucson Metro Chamber from **10:00 am to 2:00 pm** on **April 7, 2020** at the Tucson Convention Center 260 S. Church Avenue, Tucson, Arizona 85701.
- b. Pima County Community Development & Neighborhood Conservation Department’s and Incremental Development Alliance’s **2020** Small-Scale Development Workshop.

..... L. Lucero

**7. Status report** related to website development and **request for resolution** related thereto..... L. Lucero

**8. Status report** related to potential Arizona legislation regarding the Authority’s business including, but not limited to the Industrial Development Financing Act and Private Activity Bonding Allocation Act and **request for resolution** related thereto. *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* ..... L. Lucero

**9. 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. *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* ..... C. Lotzar

**10. Status Report** related to 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**”) the “**Pathway to Purchase Program**” within the Pima/Tucson Homebuyers Solution Program and **request for resolution** related to proposed improvements or modifications to the Program

including additional marketing efforts. *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* .....C. Lotzar

11. **Status Report** related to **\$9,375,000** The Industrial Development Authority of the City of Tucson, Arizona Single Family Mortgage Credit Certificate Program of **2020- January 2, 2020** and **request for resolution** related thereto. *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* .....C. Lotzar

12. **Reports: Monthly Staff Report for the month ending January 31, 2020**

a. General Operations of the Authority:

- i. Parking Lot monthly report prepared by Pueblo Parking Systems, LLC (“PPS”).
- ii. Bond Borrower’s payment of Administrative Fees.
- iii. Cash Management.
- iv. Loan Servicing.
- v. Loan Origination.

b. Outstanding Single Family Mortgage Programs:

- 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 **\$617,075,000** in mortgage-backed securities sold with more than **\$25,000,000** 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 Pathway to Purchase Program (the “**Tucson P2P Program**”) – Phase II commenced on **August 1, 2018** and unless extended expires on **December 31, 2020** – more than **\$340,000,000** in mortgage-backed securities sold (1<sup>st</sup> sales in **October 2016**) with more than **\$30,000,000** of down payment assistance granted to homebuyers and over **\$6,200,000** 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 **2020- January 2, 2020** – Origination Period expires **December 31, 2022**.

- iv. The 7% 2<sup>nd</sup> Mortgage Loans originated in connection with:
  - A. Series 2006 (Joint) - \$30,475,000 – 1<sup>st</sup> Mortgage Loan Interest Rate 5.97% - 2016 Final Redemption of all Bonds - approximately \$117,000 in 2<sup>nd</sup> Mortgage Loans are outstanding).
  - B. Series 2007A (Joint) - \$23,400,000 - 1<sup>st</sup> Mortgage Loan Interest Rate 5.69% - 2016 Final Redemption of all Bonds - approximately \$139,700 in 2<sup>nd</sup> Mortgage Loans are outstanding).

- 13. Call to the Public .....L. Lucero
- 14. Adjourn.

Dated: February 14, 2020

**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 Gary Molenda, BDFC Advisor Services, LLC, 333 N. Wilmot Road, Suite 227, Tucson, Arizona 85711, or telephone: (520) 882-5591, ext. 122.

**Mailing:** This Notice and Agenda of the Regular Board Meeting was emailed to the Authority’s standard Agenda mailing list.

**Posting:** A copy of this Notice and Agenda of the Regular 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.