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**NOTICE OF PUBLIC MEETING
THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF PHOENIX, ARIZONA
BOARD OF DIRECTORS**

Pursuant to A.R.S. Section 38-431.02, notice is hereby given to the members of **THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA, BOARD OF DIRECTORS**, and to the general public, that **THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF PHOENIX, ARIZONA, BOARD OF DIRECTORS** will hold a meeting open to the public on **Thursday, February 15, 2024, at 3:00 p.m.** located at 2201 East Camelback Road, 4th Floor, Phoenix, Arizona. Public attendees may also call 669-900-6833 and enter Meeting ID 837 3160 9475, Passcode 882857 to join the meeting.

Pursuant to Arizona Revised Statutes §38-431.03(A)(3) and/or (4), the Board may vote to recess and meet in executive session for the purpose of discussion or consultation for legal advice with the Board's legal counsel and to provide direction to the Board's legal counsel in connection with any matter on the agenda. Any action taken by the Board regarding such matter will be taken in the open meeting session after the adjournment of the executive session.

The agenda for the meeting is as follows:

Call to Order.

1. Approval of Meeting Minutes.

a. January 18, 2024 – Regular Session

2. Choice Neighborhoods Employment Hub Planning and Design Report.

3. Board Education Session, Low Income Housing Tax Credits (LIHTC).

4. Requests for future board agenda items.

5. Call to the Public. Comments will be limited to two minutes.

Adjournment.

For reasonable accommodations, please call Lydia Lee at Voice/602-661-6898 or TTY: use 7-1-1, as early as possible to coordinate needed arrangements.

Date Posted: February 13, 2024



PHOENIX**IDA**

Item 1



DRAFT

**MINUTES OF PUBLIC MEETING
THE INDUSTRIAL DEVELOPMENT AUTHORITY
OF THE CITY OF PHOENIX, ARIZONA OF
THE BOARD OF DIRECTORS**

January 18, 2024

A public meeting of the Board of Directors of The Industrial Development Authority of the City of Phoenix, Arizona (the “Phoenix IDA”) was convened on Thursday, January 18, 2024, at 3:00 p.m., in person and via Zoom Videoconferencing.

Board Members present:

Mr. Jack Gordon Dover
Mr. Phil Gordon
Mr. Aaron Marquez
Mr. Mark Moeremans
Mr. Bruce Mosby
Ms. Tina Marie Tentori
Mr. Colin Tetreault
Ms. Barbara Ryan Thompson

Board Members absent:

Ms. Tess Burleson

Also present for all or portions of the meeting were:

Robert Avalos, First Fidelity Bank
Jason Battista, St. Charles Town Company
Mr. Carter Clarke, Richmond Capital
Mr. Frank Enriquez, Phoenix IDA
Mr. Darrin Grommeck, St. Charles Town Company
Ms. Wendy Gutierrez, Phoenix IDA
Ms. Michelle Jameson, U.S. Vets
Ms. Verity Kang, Kutak Rock
Ms. Lydia Lee, Phoenix IDA

Mr. Titus Mathew, City of Phoenix
Ms. Brenda Naumann, Phoenix IDA
Ms. Marissa Nelson, Phoenix IDA
Mr. Alex Popovic, Richmond Capital
Mr. C.W. Ross, Fennemore Craig, P.C
Mr. Juan Salgado, Phoenix IDA
Ms. Christa Severns, Phoenix IDA
Ms. Cindy Stotler, Phoenix IDA
Mr. Craig Tribken, A New Leaf

Any member of the public that was present during the meeting was able to hear all discussions and actions taken by Board Members that were present, in person and over the phone, via a videoconferencing system.

Director Mosby called the Board meeting to order at 3:06 p.m. A quorum was noted.

Mr. Salgado introduced Director Colin Tetreault, who was appointed to the Board to finish the unexpired term of Ms. Darcy Renfro.

Mr. Tetreault addressed the board and gave a brief background.

ITEM 1: Approval of Meeting Minutes.

Director Mosby introduced Item 1 seeking approval for the regular meeting minutes for the October 19, 2023, and November 21, 2023, Board of Directors meetings. There being no comments or changes, Director Mosby called for a motion.

MOTION: Director Ryan Thompson moved to approve the regular meeting minutes for October 19, 2023, and November 21, 2023, Board of Directors meetings. Director Gordon seconded the motion. **Motion passed 7-0 with Board members J. Dover, P. Gordon, M. Moeremans, B. Mosby, B. Ryan Thompson, T. Tentori and C. Tetreault in favor.**

ITEM 2: Multifamily Housing Revenue Bonds (Broadway Farms Project).

Mr. Salgado introduced the item to the board for the preliminary approval of the Multifamily Housing Revenue Bonds (Broadway Farms Project). Mr. Salgado introduced Mr. Enriquez to present the staff report on this project. Mr. Enriquez completed the staff report as reflected in the Phoenix IDA's records for this meeting, which are available upon request.

Mr. Enriquez introduced Ms. Verity Kang of Kutak Rock, who is representing the issuer as counsel, reviewed the application and relevant documents and concluded that the project is eligible for IDA financing.

Mr. Enriquez recognized Mr. Jason Battista from St. Charles Town Company who was available to answer any further questions.

Director Mosby asked if there were any questions or comments from the board. There being none, Director Mosby called for a motion on the project.

MOTION: Director Dover moved to approve Resolution 2024-04 as recommended by the Chief Executive Officer and legal counsel to the Phoenix IDA. Director Moeremans seconded the motion. **Motion passed 8-0 with Board members J. Dover, P. Gordon, A. Marquez, M. Moeremans, B. Mosby, B. Ryan Thompson, T. Tentori and C. Tetreault in favor.**

ITEM 3: Multifamily Housing Revenue Bonds (Helen Drake Village Project).

Mr. Salgado introduced the item to the board for the preliminary approval of the Multifamily Housing Revenue Bonds (Helen Drake Village Project). Mr. Salgado introduced Mr. Enriquez to present the staff report on this project. Mr. Enriquez completed the staff report as reflected in the Phoenix IDA's records for this meeting, which are available upon request.

Mr. Enriquez reintroduced Ms. Verity Kang of Kutak Rock, who is representing the issuer as counsel. Ms. Kang indicated that the application and relevant documents had been reviewed and concluded that the project is eligible for IDA financing.

Mr. Enriquez recognized Mr. Alex Popovic from Richmond Capital who was available to answer any further questions.

Director Mosby asked if there were any questions or comments from the board. There being none, Director Mosby called for a motion on the project.

MOTION: Director Ryan Thompson moved to approve Resolution 2024-02 as recommended by the Chief Executive Officer and legal counsel to the Phoenix IDA. Director Tentori seconded the motion. **Motion passed 8-0 with Board members J. Dover, P. Gordon, A. Marquez, M. Moeremans, B. Mosby, B. Ryan Thompson, T. Tentori and C. Tetreault in favor.**

Director T. Tentori left the meeting at 3:27 p.m.

ITEM 4: Goodwill of Central and Northern Arizona.

Mr. Salgado introduced the item to the board for the approval of a participation loan. Mr. Salgado introduced Mr. Murray Boess to present the staff report on this project. Mr. Boess completed the staff report as reflected in the Phoenix IDA's records for this meeting, which are available upon request.

Mr. Salgado introduced Mr. Frank Enriquez to present the staff underwriting report on this project. Mr. Enriquez completed the staff report as reflected in the Phoenix IDA's records for this meeting, which are available upon request.

Mr. Salgado recognized Mr. Robert Avalos from First Fidelity Bank who was available to answer any questions from board members.

Director Mosby asked if there were any questions or comments from the board. There being none, Director Mosby called for a motion on the project.

MOTION: Director Gordon moved to approve Resolution 2024-03 as recommended by the Chief Executive Officer and legal counsel to the Phoenix IDA. Director Dover seconded the motion. **Motion passed 7-0 with Board members J. Dover, P. Gordon, A. Marquez, M. Moeremans, B. Mosby, B. Ryan Thompson and C. Tetreault in favor.**

ITEM 5: City of Phoenix Housing Department.

Mr. Salgado introduced the item to the board for the approval of a grant to the PCDIC up to \$170,000. Mr. Salgado introduced Ms. Cindy Stotler to present the background on this project. Ms. Stotler completed the staff report as reflected in the Phoenix IDA's records for this meeting, which are available upon request.

Mr. Salgado introduced Mr. Titus Mathew of the City of Phoenix to present the City of Phoenix Housing Department's report on this project. Mr. Mathew noted that the project had the support of Councilwoman O'Brien and the City.

Mr. Salgado recognized Ms. Michelle Jameson from U.S. Vets, who was available to answer any questions.

Director Mosby asked if there were any questions or comments from the board. There being none, Director Mosby called for a motion on the project.

MOTION: Director Ryan Thompson moved to approve a grant to the PCDIC up to \$170,000, with the following conditions, funds to be restricted for the plumbing and roofing assessment, and construction manager consultant. Director Gordon seconded the motion. **Motion passed 6-1 with Board members P. Gordon, A. Marquez, M. Moeremans, B. Mosby, B. Ryan Thompson and C. Tetreault in favor. Director J. Dover abstained.**

In an abundance of caution, Director J. Dover abstained from voting at the recommendation of legal counsel.

ITEM 6: Housing Strategy.

Mr. Salgado introduced the item to the board for the approval of the housing strategy. Mr. Salgado introduced Ms. Cindy Stotler to present the background on the strategy. Ms. Stotler completed the staff report as reflected in the Phoenix IDA's records for this meeting, which are available upon request.

Director Mosby asked if there were any questions or comments from the board. Director Moeremans had several questions for Ms. Stotler regarding the proposed Housing Strategy.

Does the City of Phoenix have a discrimination policy regarding residents using housing vouchers? Is any help needed with handling complaints?

Ms. Stotler and Mr. Mathew confirmed that the City of Phoenix has a Policy in place making it illegal to discriminate based on source of income. The city has not received any significant complaints regarding source of income discrimination. In addition, the City's landlord Incentive Program has encouraged landlords to accept voucher tenants and has added many new landlords to the program.

Does the City or State have an incentive program for vacant lot/landowners?

Ms. Stotler and Mr. Mathew stated the City does not have an incentive program in place for activation of vacant lots. Internal city discussions are taking place regarding vacant lots, but there is no program or initiative yet.

Vacant land – Zoning challenges. Are there any current City incentives in place for landowners regarding height and parking issues?

Mr. Mathew stated there will be an item on parking reductions going to City Council for consideration in the near future. No other zoning items are currently under consideration.

Director Moeremans mentioned Houston's aggressive zoning changes that have helped with their housing shortages.

Ms. Stotler stated that the real opposition regarding zoning changes comes from residents.

Director Moeremans asked if the Phoenix IDA should consider adding advocacy initiatives and/or hiring a lobbyist to assist with this issue?

Ms. Stotler stated that advocacy is a part of her job and that she and Mr. Salgado would discuss and consider more formal lobbying efforts.

Director Moeremans asked if additional support was needed in advocating for accessory dwelling units (ADUs) and streamlining the process for approval?

Mr. Mathew responded that, via the city bond election, the Planning and Development Department will be contracting with an architect to create "pre-approved" designs that would help streamline the permitting process for ADUs.

Director Moeremans asked if we were looking at "startup" companies working on down payment assistance for homeownership. He recommended we look at "Crib Equity," that offers down payment assistance for median and just above median income earners. He asked if we were aware of any other DPA programs targeting people that fall into the Workforce Housing category.

Ms. Stotler mentioned the Phoenix IDA's HOME in 5 program with down payment assistance and Mr. Mathew stated that the City has a DPA program and they are using Trellis and CPLC to administer the program. Both programs are for moderate to low income households, not median income and above.

Director Ryan Thompson advised that she was recently appointed Board President of the Community Enhancement Corporation (CEC), the 501(c)(3) created by the Phoenix IDA. The initial focus of the CEC will be on housing.

Director Mosby asked if there were any additional questions or comments from the board. There being none, Director Mosby called for a motion on the project.

MOTION: Director Ryan Thompson moved to approve the preliminary Phoenix IDA Housing Strategy, as presented. Director Dover seconded the motion. Motion passed 7-0 with Board members J. Dover, P. Gordon, A. Marquez, M. Moeremans, B. Mosby, B. Ryan Thompson and C. Tetreault in favor.

ITEM 7: Financial Statements for Period Ending September 30, 2023.

Mr. Salgado introduced the item and introduced Mr. Boess to brief the board on the financial statements for the period ending September 30, 2023.

Mr. Boess provided a summary of the financial statements as reflected in the Phoenix IDA records for this meeting, which are available upon request.

Director Mosby asked if there were any questions or comments from the board. There being none, Director Mosby called for a motion on the project.

MOTION: Director Gordon moved to approve the financial statements for the period ending September 30, 2023, as presented. Director Ryan Thompson seconded the motion. Motion passed 7-0 with Board members J. Dover, P. Gordon, A. Marquez, M. Moeremans, B. Mosby, B. Ryan Thompson and C. Tetreault in favor.

ITEM 8: Requests for future board agenda items.

Director Mosby introduced the item and offered an opportunity for any board member to recommend any item for future board meetings.

No comments were made.

This item was for information purposes only, no action was taken.

ITEM 9: Chair Report.

Director Mosby thanked Mr. Salgado for preparing the Chair Report and stated that the information is in the board binder.

This item was for information purposes only, no action was taken.

ITEM 10: Call to the Public.

Director Mosby made a call to the public.

With no further business to come before the Board, being duly moved and seconded, the Board meeting was adjourned at 3:48 p.m.



PHOENIXIDA

Item 2

Phoenix Biotech Park (PBP – final name TBD)

The City of Phoenix is the 5th largest city in the United States and in 2020 the CBRE Life Sciences Trend Report ranked Phoenix 5th in the nation among emerging life science markets and #1 in life science job growth among emerging life science markets. The Phoenix Biotech Park will advance the City of Phoenix in these rankings

The Phoenix Biotech Park will be internationally recognized as a center for biomedical research, medical education, entrepreneurship and public/private bioscience and health recognized leading organizations providing a collaborative and connected ecosystem designed to support scientific breakthroughs to improve the lives of individuals and communities.

Strategically located adjacent to the I-10 and Loop 202 freeways, PBP is only minutes away from Phoenix Sky Harbor International Airport and just north of the light rail transit that connects downtown to two major Arizona State University campuses and East Valley cities. The new development is a short 10 blocks east from the dynamic Phoenix Bioscience Core (PBC) which continues to emerge adjacent to Downtown Phoenix along 7th Street at Van Buren. The PBC is home to the Translational Genomics Research Institute (TGen), the International Genomics Consortium (IGC), NIH's National Institute of Diabetes and Digestive and Kidney Disease, Dignity Health Cancer Institute, early-stage companies along with Arizona's three public universities conducting advanced research and medical education. It is easily accessible to take in a game by the Phoenix Suns, Phoenix Mercury, Arizona Rattlers and the Arizona Diamondbacks. The surrounding urban environment is blossoming with numerous residential developments, tree-lined, walkable streets and plazas which continue to bring professional talent and cultural energy to the area.

The Biotech Park will be a concentration of technical and higher medical education and research institutions combined with shared access to core systems supporting the growth of early-stage biotech companies driven by collaborations with national and multinational leaders in biotechnology collocated on the PBP.

The PBP is located in a unique juncture of medical education, leaders in clinical and academic research, and sophisticated knowledge-intensive tech companies to stimulate new innovation and cross collaboration resulting in a thriving, interactive, connected health tech hub driving breakthroughs for healthier living.

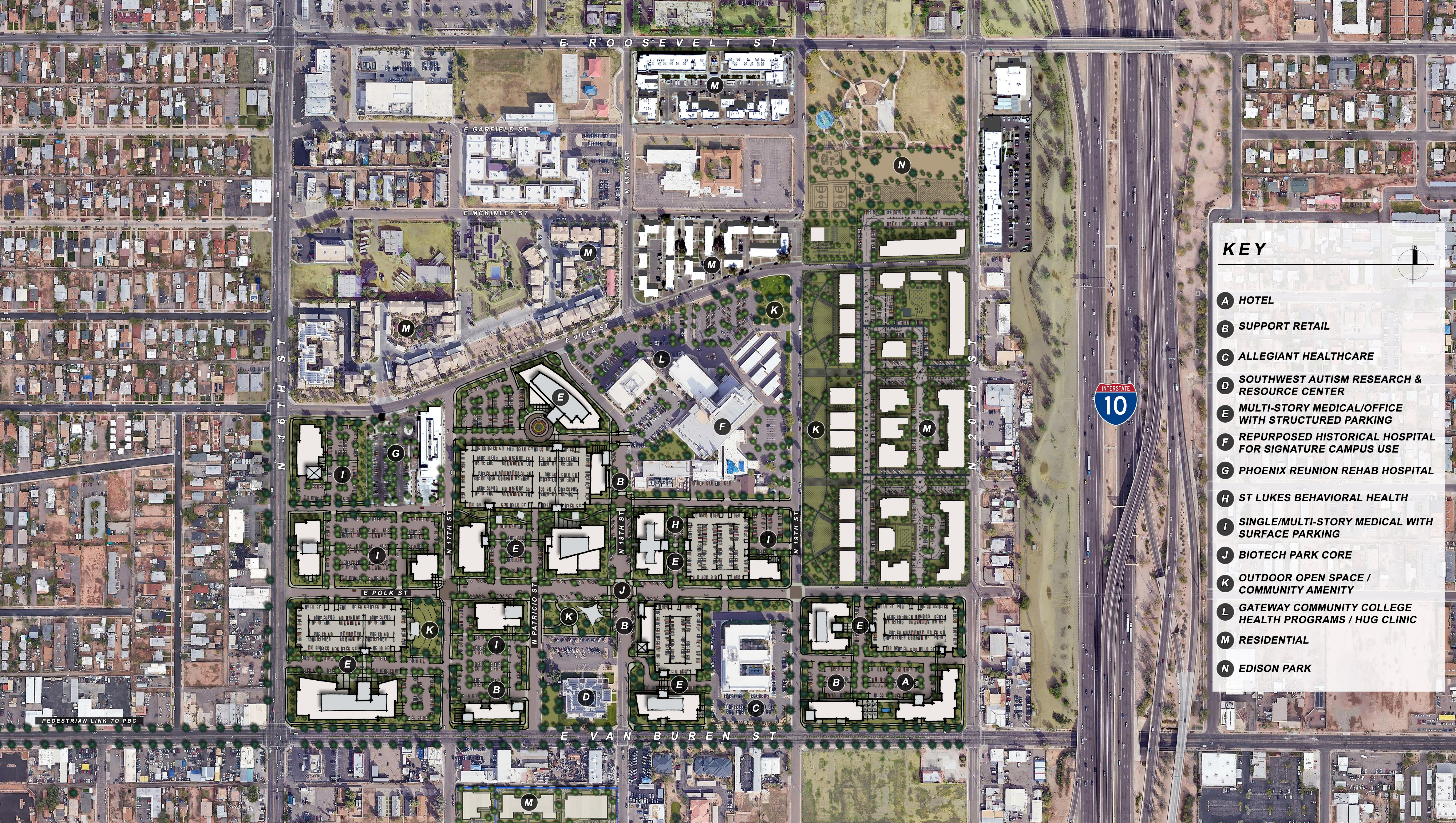
The PBP will be a rich, mixed-use campus that creates a sense of community and connectivity to support the growth of medical education, research, advanced care, regional and headquarters offices, with the needed amenities of specialty restaurants, retail and hotels

It will be the home of newly renowned and historically renowned institutes of research excellence within a built environment designed for facilitating connectivity, health and wellness for those dedicated to driving these breakthroughs and the individuals who seek quality, compassionate care for restoration of quality of life. Phoenix Biotech Park will continue to be

distinguished as a leader in advancing the research in the area of autism and empowering those to lead their best lives. The master planned PBP campus will be developed under thoughtful design guidelines focused on sustainability, innovative architecture, brand identity and a strong commitment to culture and the arts. Tree-shaded walkways will connect office space and other facilities with generous outdoor open space dedicated to collaborative gathering, relaxation, recreation and entertainment geared to socially integrate business with research and education and an enticing sense of community that promotes a wide range of development and potential public / private partnerships.

The campus plan will be strategic yet remain flexible to accommodate developing advancements in the biotech and health sciences. It will include complementary services such as hotels, support retail and food services that further attract both medical and professional business users to the site.

There is an undeniable need for advancements in science. This location is a unique opportunity to consolidate land in a dynamic and growing city. The early seeds have been planted and the canvas is available for a special development that allows Phoenix and the Valley to further establish itself as a leader in health-related collaboration, research and education.



KEY

- A** HOTEL
- B** SUPPORT RETAIL
- C** ALLEGIANT HEALTHCARE
- D** SOUTHWEST AUTISM RESEARCH & RESOURCE CENTER
- E** MULTI-STORY MEDICAL/OFFICE WITH STRUCTURED PARKING
- F** REPURPOSED HISTORICAL HOSPITAL FOR SIGNATURE CAMPUS USE
- G** PHOENIX REUNION REHAB HOSPITAL
- H** ST LUKES BEHAVIORAL HEALTH
- I** SINGLE/MULTI-STORY MEDICAL WITH SURFACE PARKING
- J** BIOTECH PARK CORE
- K** OUTDOOR OPEN SPACE / COMMUNITY AMENITY
- L** GATEWAY COMMUNITY COLLEGE HEALTH PROGRAMS / HUG CLINIC
- M** RESIDENTIAL
- N** EDISON PARK



- KEY**
- A** PHOENIX BIOTECH PARK
 - B** PHOENIX BIOSCIENCE CORE
 - Translational Genomics Research Institute (TGen)
 - International Genomics Consortium
 - Exact Sciences
 - NIH NIDDK
 - Dignity Health Cancer Institute
 - ASU College of Health Solutions
 - University of Arizona College of Medicine – Phoenix
 - C** PHOENIX VA CLINIC
 - D** VALLEYWISE HEALTH MEDICAL CENTER / ARIZONA BURN CENTER
 - E** BANNER UNIVERSITY MEDICAL CENTER
 - F** BANNER MD ANDERSON CANCER INSTITUTE
 - G** BANNER ALZHEIMERS INSTITUTE
 - H** TUFTS UNIVERSITY
 - I** ARIZONA DIAMONDBACKS
 - J** PHOENIX SUNS
 - K** PHOENIX MERCURY
 - L** ARIZONA RATTLEERS
 - M** FUTURE LIGHT RAIL STOP



PLAZA
COMPANIES

PHOENIX BIOTECH PARK

18th Street & Van Buren Street
Phoenix, Arizona





BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ



1



2



3



4



5



6



7



8



BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ





BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ





PHOENIX, AZ



BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ





SAN DIEGO, CA



BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ





HOUSTON, TX



BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ





BIO-SCIENCE CAMPUS

18th Street & Van Buren Street
Phoenix, AZ





PHOENIXIDA

Item 3



Low Income Housing Tax Credits

Phoenix IDA Board Meeting 2/15/24

Low Income Housing Tax Credits (LIHTC)

- ✓ Tax Reform Act of 1986
- ✓ Provides a credit to offset an investor's federal income tax liability
- ✓ Federal guidelines and rent restrictions
- ✓ Qualified Allocation Plan (QAP)



9% LIHTC

- Annual competition, scored based on QAP
- Provides 70-80% equity
- Favors housing for households at or below 30% AMI
- Set-asides for rural, tribal, Choice Neighborhoods



The Marist, FSL

235 S. Church Ave

An architectural rendering of a modern, multi-story apartment building. The building features a mix of beige, tan, and light grey exterior panels, with prominent horizontal wood slat accents on the upper floors. It has multiple balconies with white railings and large windows. In front of the building is a parking garage with several cars parked. The foreground is landscaped with various plants, including tall blue agave-like plants and colorful flowers in purple, pink, and yellow. The sky is a clear, bright blue with some light clouds.

4% LIHTC

- Combination of bonds and tax credits
- Non-competitive, no QAP score
- Larger projects
- Provides 55%-65% of equity
- Needs a lot of gap financing
 - HOME
 - Housing Trust Funds
 - State Tax Credits
 - Other Funds



Esperanza Housing Project Sources & Uses from Bond Application

Total Project Cost

\$35,543,976

• Sources

• Bond Proceeds	\$ 8,550,000.00
• Tax Credit Equity	\$13,838,674.00
• ADOH Loan	\$ 4,000,000.00
• Maricopa County Loan	\$ 6,000,000.00
• Deferred Developer Fee	\$ 2,155,302.00

Sources Total: \$34,543,976.00

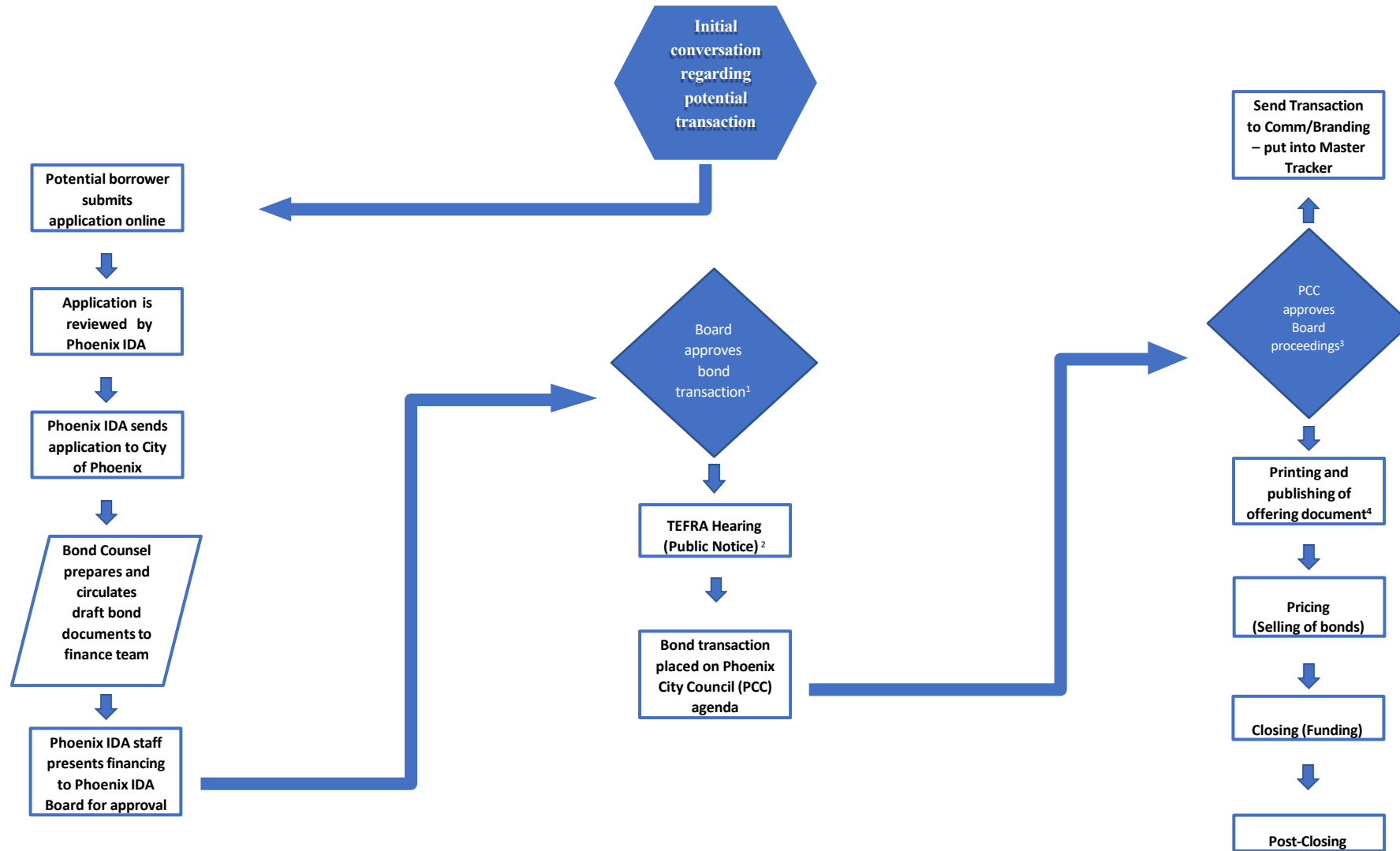
• Uses

• Land	\$2,890,000.00
• Construction	\$20,631,087.00
• Furniture, Fixtures & Equipment	\$ 250,000.00
• Cost of Issuance	\$ 487,500.00
• Architect/Engineering	\$ 600,000.00
• Permits & Fees	\$ 500,000.00
• Title & Survey	\$ 125,000.00
• Construction Period Expenses	\$ 160,000.00
• Financing Costs	\$2,336,917.00
• Professional Services	\$ 340,000.00
• Tax Credit Fees	\$ 156,452.00
• Development Fee	\$5,400,000.00
• Reserves & Other	\$ 667,020.00

Uses Total: \$34,543,976.00



Bond Transaction Flow Chart



¹ This step is legally referred to as “Board proceedings”

² These hearings are known as TEFRA Hearings since they were instituted by the federal Tax Equity and Fiscal Responsibility Act of 1982- <https://phoenixida.com/public-meetings/>

³ A legal nuance, but an important distinction in bond world

⁴ Sometimes the preliminary version of this document is published before Council approval, however pricing cannot occur prior to Council approval

Discussion



PHOENIXIDA

Item 4



PHOENIXIDA

Future Board Agenda Items.



PHOENIXIDA

Item 5



PHOENIXIDA

CALL TO THE PUBLIC



PHOENIX IDA

ADJOURNMENT