

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by a representative of The Industrial Development Authority of the City of Phoenix, Arizona (the “Authority”), on January 21, 2025, at 11:00 a.m. local time, or as soon thereafter as the matter can be heard via toll free telephonic means accessible to the general public as described below, regarding the issuance by the Authority of one or more series of its tax-exempt and/or taxable Multifamily Housing Revenue Notes (Mesquite Terrace Apartments Project), to be issued from time to time, pursuant to a plan of financing in an aggregate principal amount not to exceed \$48,000,000 (the “Notes”) at the request and for the benefit of Mesquite Terrace Apartments, LLC, an Arizona limited liability company, as borrower of the proceeds of the Notes and owner of the below-defined Financed Property (together with its assignees and designees, the “Borrower”).

The Authority will use the proceeds from the sale of the Notes to make a loan to the Borrower: (a) to finance and/or refinance, as applicable, the acquisition, construction, development, improvement, equipping and/or operation of a multifamily residential rental housing project and improvements and facilities functionally related and subordinate thereto, all situated on approximately three acres of land which consists of approximately 297 units, generally located at or near 5033, 5039, 5045, and 5107 North 19th Avenue, Phoenix, Arizona (the “Financed Property”); (b) to fund any required reserve funds; (c) to pay capitalized interest on the Notes, if any; and (d) to pay costs and expenses incurred in connection therewith (collectively, the “Project”).

The principal of, premium (if any), and interest on the Notes shall never constitute the debt or indebtedness, or a liability, of the Authority, the City of Phoenix, Arizona (the “City”) or the State of Arizona or any political subdivision of the State of Arizona within the meaning of any provisions of the Constitution of the State of Arizona and shall not constitute or give rise to a pecuniary liability or a charge against the general credit or any taxing powers of the Authority, the City or the State of Arizona or any political subdivision of the State of Arizona, but shall be payable solely from the sources provided for in the proceedings for the issuance of the Notes. The Authority has no taxing power.

The public hearing is required by Section 147(f) of the Internal Revenue Code of 1986, as amended, and is being held in accordance with Internal Revenue Service Revenue Procedure 2022-20. At the time set for the public hearing, interested persons will be given a reasonable opportunity to express their views, both orally (via telephonic participation) and in writing, on the proposed issue of Notes, the plan of financing, the location and nature of the Financed Property and the Project. Members of the public may listen to and contribute to any discussion during the telephonic hearing by: (1) dialing toll-free (888) 788-0099; and (2) entering Meeting ID: 359 308 8013 at the prompt. Written comments may be submitted to the Authority electronically at [fenriquez@phoenixida.com](mailto:fenriquez@phoenixida.com) and via physical delivery at the following address: The Industrial Development Authority of the City of Phoenix, Arizona, P.O. Box 10439, Phoenix, Arizona 85064, Attention: Chief Executive Officer/TEFRA COMMENTS, until the time and date of the hearing (subject to the timing limitations of mail delivery).

This Notice is dated January 14, 2025.

THE INDUSTRIAL DEVELOPMENT AUTHORITY  
OF THE CITY OF PHOENIX, ARIZONA