Meeting Minutes
Industrial Development Authority
Regular Meeting

June 9, 2026 | 7:30 a.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ

CHANDLER arizona
Community of Innovation

Call to Order

The meeting was called to order by President Yang at 7:30 a.m.

Roll Call

Commission Attendance

President Anthony Yang
Vice President Lee Kroll
Secretary Charles Ertl
Treasurer Sunil Das
Director Francisca Benavides
Director Shannon Wilson

Staff Attendance

Dawn Lang, Deputy City Manager|CFO
Leah Powell, Deputy City Manager
Kristi Smith, Management Services Director
Julie Goucher, Accounting Senior Manager
Jenny Winkler, Assistant City Attorney
Karla Lange, Management Assistant

Other Attendees

Zach Sakas, Bond Counsel, Greenberg Traurig, LLP

Absent

None.

Scheduled and Unscheduled Public Appearances

None.

Approval of Minutes

1. Director Wilson moved to approve the May 12, 2026, Regular Meeting Minutes. Director Benavides seconded the motion. Motion approved unanimously (6-0).

Briefing Items

2. **April 2026 Financials:** Ms. Goucher presented the Financials for April 2026, attached to these minutes as **Exhibit A**.

Action Agenda

3. **Conduct public hearing pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended, with respect to the proposed issuance of the Authority's revenue notes, bonds or other obligations in the maximum principal amount not to exceed $47,500,000, which will be exempt facility bonds for a qualified residential rental project pursuant to Section 142(a)(7) of the Code; the proceeds of such bonds to be loaned to The Haven on Hamilton, LLC, for the purpose of: (a) paying costs of construction, improvement, and equipping of certain housing facilities generally located at 73 S. Hamilton Street, Chandler, Arizona 85225 (anticipated to be updated to 77 S. Hamilton Street, Chandler, Arizona 85225 upon completion) with approximately 250 rental units, (b) funding reserve funds, if any, (c) paying a portion of the interest on the bonds, and (d) paying certain costs of issuance of the bonds:** President Yang opened the public hearing at 7:33 a.m.

   Responding to Treasurer Das, Ms. Powell voiced that demolition on the site is scheduled to begin in August 2026, and construction is expected to immediately follow in September.

   Responding to Secretary Ertl, Ms. Lang noted that there has been an increase to the overall budget, since it was initially presented in 2024, however Brinshore has done a good job in tightening up the overall numbers.

   Responding to Treasurer Das, Ms. Powell conveyed that this project is designed as multi-family apartments, which will consist of one-to-five-bedroom units. This project is designated as a replacement for existing public housing, so it is required to be a one-for-one replacement. She continued that one of the sites includes a senior site, which is made up of primarily one-bedroom units, for a total of 90 units. The Haven on Hamilton is not designated as a 55+ community, but the site is designed to be similar to the Kingston site, which is the location that the residents will be moving from. The one-bedroom units will be located on the east end of the property and back up to single-family homes. There will also be a heavier concentration of accessible units available.

Hearing no further comments, President Yang closed the public hearing at 7:38 a.m.

4. **Consideration and possible approval of Resolution No. 2026-01 authorizing the issuance and sale of not to exceed $57,500,000 aggregate principal amount of the Authority's Multifamily Housing Revenue Notes (Haven on Hamilton Apartments Project), Series 2026, in one or more tax-exempt and/or taxable series; authorizing the execution and delivery of a Funding Loan Agreement, a Borrower Loan Agreement, a Regulatory Agreement and Declaration of Restrictive Covenants, and other documents and instruments in connection therewith; ratifying certain actions previously taken; and authorizing other actions to be taken in connection with the issuance and sale of the notes:** Mr. Sakas reported that the Board voted to initially approve financing for this project in 2024, however due to very competitive demand for volume cap from the State of Arizona, it has taken almost two years for this project to be awarded the required volume cap. The financing for this project will be done in conjunction with some additional tax credits, a loan of some of the ARPA funds and other available monies. He voiced that the original approval for the bond was to not exceed $55 million, however, the budget has increased due to inflationary factors. Additionally, the volume cap award was limited to $47.5 million, so the financing approval also includes a $10 million taxable portion. Mr. Sakas concluded that the closing target is the end of July 2026. He noted that all standard indemnification provisions are included to provide protections to the board as part of the authorizing resolution.

   Responding to Treasurer Das, Mr. Sakas conveyed that the borrower in the transaction will be a newly formed entity called The Haven on Hamilton, LLC, which is an affiliate entity of the original Brinshore Development group. Ms. Powell added that the Brinshore group has a long history of development, which has centered mostly on the east coast and mid-west, however, have also completed several developments in Arizona.

   Responding to Treasurer Das, Mr. Sakas voiced that the funds will primarily go toward construction costs, however, there is the flexibility to also reserve some funding for prepayment of debt service. He added that the funding allocation must be used specifically for the intended project, which is included as part of the contract language.

   Vice President Kroll moved to approve Resolution 2026-01 as presented. Director Wilson seconded the motion. Motion approved unanimously (6-0).

5. **Consideration and possible approval of Resolution No. 2026-02, approving the modified fee schedule pertaining to the Authority's Multifamily Housing Revenue Notes (Haven on Hamilton Apartments Project), Series 2026 pertaining to an affordable multifamily residential project generally located at 73 South Hamilton**

Street in Chandler, Arizona; authorizing the execution and delivery of a Modified Fee Agreement; and authorizing action in furtherance of the resolution: Mr. Sakas reminded the Board members that at the time of approval, there was discussion about negotiating a discount from the Authority's standard rates and fees. This project is important to the City of Chandler, so staff is recommending a 50% discount on the closing fee and a 75% discount on the annual administrative fee. This equates to $59,375 due at closing and $9,875 due yearly for 40 years, for a total of $454,375 from the developer.

Responding to Treasurer Das, Ms. Smith voiced that without any discount, total fees collected would be $1.7 million. She continued that staff reviewed the fee structure currently in place for Intel and noted that in the past, closing costs have helped to defer the Board's legal costs for special counsel, however, as part of this project, Brinshore Development is paying these costs directly, and staff also factored in the purpose and importance of the project for the city to determine the proposed fees.

Responding to Vice President Kroll, Ms. Powell noted as part of the overall financing, there will be a request for a loan from the city's General Fund for $2.9 million, which will be paid back through federal grants and HUD funds, and are awaiting approval of a congressional request, which would fund a proposed on-site child learning center.

Responding to Treasurer Das, Ms. Lang conveyed that the Intel funding that the IDA Board has approved in the past has been to fund new projects, like a new wastewater facility, and these projects are profit-motivated for a private company, which is allowable through federal tax laws. This differs from the proposed multifamily housing project, as it is a direct benefit to the residents of the community, which makes it difficult to compare side-by-side. Discounts provided to Intel in the past have been utilized to create an economic driver to the community, which is different than public housing, which provides a direct benefit to community members. This project is not typically funded through local IDAs – they usually apply via the Maricopa County or the Arizona IDAs. City Staff encouraged Brinshore Development to submit this funding request through the Chandler IDA because the project is a priority for the city. Brinshore Development has extended the project timeline and incurred additional costs in order to keep this project within the Chandler IDA. Ms. Lang conveyed that this project is a first of its kind for the Chandler IDA, so it shouldn't be directly compared to the Intel projects the Board has approved in the past. Ms. Lang confirmed that other IDAs, including the Phoenix IDA and Maricopa County IDA, offer discounts on many different types of transactions, including charter schools and public housing to include a one-time payment structure, versus an annual payment structure like what is being recommended by staff today.

Responding to Treasurer Das, Ms. Smith voiced that Brinshore Development initially requested a one-time upfront fee of $100,000.

Responding to Vice President Kroll, Ms. Powell confirmed that while the project was initially reported as not utilizing any monies from the city's General Fund. City staff will bring before the City Council a request for a loan, which will be paid back either with HUD funding or the sale of property, depending on the preference of the City Council. The intent is not to use City General Fund money to fund this project.

Responding to Treasurer Das, Mr. Sakas conveyed that there are a few separate transactions taking place to finance this project. The funds approved through the IDA are separate from the city's General Fund. The pledged source for repayment is solely payments from the borrower, which will come from rental payments for the units. Separate from this, as has been seen in other cities like Phoenix, because the city has a vested interest in making sure a project happens, the city will provide a loan on a subordinate basis, with the intent of swapping out funds from a congressional allocation or other funds as necessary. Staff will take this request to Council as part of the public meeting process with appropriate notice, which will cover any legal requirements.

Responding to President Yang, Mr. Sakas reported that since the bonds have been authorized by the previous resolution, the project will continue to move forward, and staff would bring back another discount request for the Board to consider.

Responding to Vice President Kroll, Ms. Smith and Ms. Lang confirmed that the proposed fee structure for the project is warranted and appropriate.

Responding to Vice President Kroll, Mr. Sakas voiced that the Council will ratify the bond approval provided by the IDA today and staff will also request approval for the proposed loan, which the amount could potentially change, if the fee structure is not approved as presented. He acknowledged it is also possible that Brinshore could opt to pull the project altogether.

Responding to Treasurer Das, Ms. Lang voiced that the fee negotiations started with a low offer from the developer, and at that point, staff reviewed what the Maricopa County and Phoenix IDA typically offer for these deals, which includes a 50% discount which is what Phoenix offers, and staff is proposing a 75% discount. Currently, the fees that the Chandler IDA collects from Intel continue to accumulate, without significant offsetting expenses. Ms. Lang continued that staff reviewed the Intel fee structure, and a comparable discount structure for this project, and also calculated the present value of a one-time payment, and how that compared to 40 years of payments from the developer. She reported they presented Brinshore with an offer of a 50% discount on both the closing fees and the annual administrative fees and ultimately landed on the presented structure of 50% discount on the closing costs and 75% discount on the annual fee.

Responding to Treasurer Das, Ms. Powell voiced that the total cost of the project is estimated at $94 million.

Responding to Treasurer Das, Ms. Lang conveyed that while an increase in fees may not stop the project, staff would have to go back to the developer and authorize a different amount and reiterated that the loan amount from the city would also likely change.

Director Wilson voiced he has been on the board for over 25 years, and has seen possibly ten projects come through the board and his belief is that the intent of the Board is not to collect numerous fees from the community , but to create growth in the community through employment, housing opportunities, etc.

Vice President Kroll moved to approve Resolution 2026-02 as presented. Treasurer Das seconded the motion. Motion approved unanimously (6-0).

Member Comments and Announcements

Ms. Smith shared with the Board she has made a recommendation to the Mayor and City Council to approve the appointment of a new member at the June 11, 2026, City Council meeting, which will fill the Board's current open vacancy.

Calendar

The next regular meeting will be held on Tuesday, July 14, 2026, at 7:30 a.m.

Adjourn

The meeting was adjourned at 8:17 a.m.

Anthony Yang, President

Exhibit A

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY

STATEMENT OF NET POSITION

April 30, 2026

ASSETS		
CURRENT ASSETS:		
Cash in bank	$ 186,529	
TOTAL CURRENT ASSETS		$ 186,529
OTHER ASSETS:		
Investments	1,348,750	
TOTAL OTHER ASSETS		1,348,750
TOTAL ASSETS		$ 1,535,279
LIABILITIES		
CURRENT LIABILITIES:		
Application deposits	3,000	
TOTAL CURRENT LIABILITIES		3,000
TOTAL LIABILITIES		3,000
BEGINNING NET POSITION	$ 1,507,236	
Year-to-date change in net position	25,043	
ENDING NET POSITION		$ 1,532,279

CHANDLER INDUSTRIAL DEVELOPMENT AUTHORITY
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
April 30, 2026

	April 30, 2026	10 Month Ended April 30, 2026
OPERATING REVENUES:		
Annual admin fees (Intel)	$ -	$ 140,539
Interest income	227	1,750
TOTAL INCOME	227	142,289
TOTAL OPERATING REVENUES	227	142,289
OPERATING EXPENSES:		
Annual Corporation Report	-	10
Miscellaneous (account analysis settlement bank charge, IRS filings)	102	1,234
Grant payments	41,430	163,787
TOTAL OPERATING EXPENSES	41,532	165,031
OPERATING INCOME (LOSS)	(41,305)	(22,742)
NONOPERATING REVENUE:		
Investment income (loss)-Note 1	4,640	47,785
TOTAL NONOPERATING REVENUE	4,640	47,785
NET CHANGE IN NET POSITION	$ (36,665)	$ 25,043
Note 1 - Interest income (loss) is as follows:		
Realized interest to date	4,640	47,785