

RIO NUEVO MULTIPURPOSE FACILITIES BOARD MEETING

Tucson, Arizona  
August 27, 2012  
2:05 p.m.

REPORTED BY:

John Fahrenwald

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CHAIRMAN McCUSKER: All right. We're going to call the meeting to order. You haven't heard from Alberto?

We will call the meeting to order. What time do you all have? 2:05 p.m.

This is the monthly meeting of the Rio Nuevo District Board.

Michele, if you'll call the role. Then we'll do the Pledge.

MS. BETTINI: Mark Irvin?

MR. IRVIN: Present.

MS. BETTINI: Chris Sheafe?

MR. SHEAFE: Present.

MS. BETTINI: Fletcher McCusker?

CHAIRMAN McCUSKER: Here.

MS. BETTINI: Jeff Hill?

MR. HILL: Here.

MS. BETTINI: Cody Ritchie?

MR. RITCHIE: Here.

MS. BETTINI: Jannie Cox?

MS. COX: Here.

CHAIRMAN McCUSKER: And Jannie's here by phone. And we're expecting Alberto momentarily. Let's do a quick Pledge of Allegiance.

(Pledge of Allegiance recited)

1 CHAIRMAN McCUSKER: Good job, Jannie. It's like  
2 stereo.

3 Okay. The board meetings are now transcribed word  
4 for word, so I don't believe we need any action on them.  
5 Mark, is that correct?

6 MR. COLLINS: Correct.

7 CHAIRMAN McCUSKER: If someone ever, I guess, were  
8 to have an issue with the transcripts, we could raise that  
9 during this moment; but other than that, it's a lot easier  
10 than having to edit minutes since we now have a  
11 word-for-word transcription.

12 Jannie, while you're on the line, let's just take  
13 a minute to talk about the calendar because I know you had  
14 requested some dates. And some of those -- if everybody has  
15 a calendar and can look quickly, we're going to try and set  
16 the calendar for the rest of the year. So that would be  
17 September, October, November, December meetings.

18 And the dates that Jannie had requested would be  
19 September 27th -- that's the fourth Thursday in September.

20 Mark?

21 MR. IRVIN: That works for me.

22 CHAIRMAN McCUSKER: Okay. So 27th at 2 p.m. And  
23 in October, the 25th is the same thing, the fourth Thursday.

24 MR. IRVIN: I will not be able to attend that one.  
25 I'm in California.

1           CHAIRMAN McCUSKER: Okay. Are you gone the whole  
2 week or can you move --

3           MR. IRVIN: I could move it. I'm out of town  
4 on -- actually just that one -- the 25th and 26th. I'm back  
5 late the 26th.

6           CHAIRMAN McCUSKER: All right.

7           MR. IRVIN: So if we did...

8           CHAIRMAN McCUSKER: The 24th or 23rd?

9           MR. IRVIN: 24th works fine.

10          CHAIRMAN McCUSKER: Jannie, in October are you  
11 available the day before, Wednesday the 24th?

12          MS. COX: Yes, I am.

13          CHAIRMAN McCUSKER: Okay. Any objection? Hearing  
14 none.

15          MR. RITCHIE: I do.

16          CHAIRMAN McCUSKER: Cody?

17          MR. RITCHIE: I'm coaching fourth and fifth grade  
18 girls' basketball, and we practice after school. So I  
19 don't -- I can always move it around. But Wednesday is our  
20 practice day. But don't worry about me.

21          CHAIRMAN McCUSKER: How about Tuesday the 23rd?

22          MR. IRVIN: Tuesday the 23rd works for me.

23          CHAIRMAN McCUSKER: Jannie, that still good with  
24 you?

25          MR. HILL: Yes, it is.

1           CHAIRMAN McCUSKER: Okay. Tuesday the 23rd,  
2 2 p.m. unless we hear something conflict with Alberto.

3           And November is --

4           MR. RITCHIE: Fletcher, is there any chance we can  
5 have these meetings at one?

6           CHAIRMAN McCUSKER: We can have them whenever we  
7 want.

8           MR. RITCHIE: One's better.

9           CHAIRMAN McCUSKER: Do you want to do that?

10          MR. HILL: I just want to point out that we have a  
11 tendency to use all the time until five anyway. We have a  
12 lot of groups.

13                                   (Mr. Moore joined the proceedings)

14          MR. SHEAFE: Alberto, we were just setting some  
15 times so you want to quickly get in on this.

16          SECRETARY MOORE: What do we want to set?

17          CHAIRMAN McCUSKER: We're setting the dates for  
18 the rest of the year, so if you've got a calendar, grab it.

19           Unless there's some compelling need to move them  
20 earlier, two o'clock seems to work for everybody.

21          MR. RITCHIE: Okay. Just, I have to -- I may have  
22 to be here in my gym clothes.

23          CHAIRMAN McCUSKER: All right. Well, let's go for  
24 that.

25           So, Albert, Thursday the 27th at two o'clock.

1 MR. SHEAFE: Of September.

2 CHAIRMAN McCUSKER: See if you have a conflict.

3 And Tuesday --

4 SECRETARY MOORE: What -- September what?

5 MR. IRVIN: September 27.

6 CHAIRMAN McCUSKER: September 27. That's the  
7 fourth Thursday, 2 p.m. And on October -- the fourth  
8 Tuesday, that's the 23rd at 2 p.m., works for everybody  
9 else. And I'm assuming --

10 SECRETARY MOORE: On September again, give me that  
11 date.

12 MR. IRVIN: 9/27.

13 CHAIRMAN McCUSKER: 27.

14 SECRETARY MOORE: 9/27.

15 CHAIRMAN McCUSKER: And November's always  
16 challenging because of Thanksgiving. And Jannie had  
17 requested November 15. That's my Providence board meeting  
18 date, but I could go a day earlier.

19 MR. SHEAFE: 14th?

20 CHAIRMAN McCUSKER: November 14th.

21 Jannie, does that work for you?

22 MS. COX: Yes.

23 CHAIRMAN McCUSKER: That's a Wednesday. And  
24 that's basketball day, though -- or softball.

25 What do you coach?

1 MR. RITCHIE: I'll be done. I coach fourth and  
2 fifth grade basketball.

3 CHAIRMAN McCUSKER: Basketball.

4 MR. RITCHIE: I got drafted.

5 MS. COX: How about Friday?

6 CHAIRMAN McCUSKER: I'm busy. I could make a late  
7 meeting, two o'clock.

8 MR. RITCHIE: I can do that Wednesday, Fletcher.  
9 That's fine.

10 CHAIRMAN McCUSKER: Wednesday the 14th or  
11 Friday --

12 MR. HILL: I'll be in Phoenix.

13 CHAIRMAN McCUSKER: Jeff cannot make the 14th.

14 MR. IRVIN: I can't make that entire week. I'm in  
15 Alaska.

16 CHAIRMAN McCUSKER: Mark is gone the entire week.  
17 The following week is Thanksgiving, right?

18 MS. COX: How about Tuesday the 20th?

19 MR. RITCHIE: That's fine.

20 CHAIRMAN McCUSKER: Works for me.

21 Good job, Jannie.

22 Why don't we just make her in charge of the  
23 calendar?

24 December. Jannie had suggested December the 13th.

25 MR. IRVIN: Works for me.

1 MR. HILL: What day of the week is that?

2 CHAIRMAN McCUSKER: That's a Thursday. That's the  
3 second Thursday in December.

4 So, Jannie, if you write these down:  
5 September 27th at 2:00 p.m.; October 23rd at 2:00 p.m.;  
6 November 20th at 2:00 p.m.; and December the 13th at  
7 2:00 p.m.

8 MS. COX: I've got it. Perfect. Thank you very  
9 much.

10 MR. SHEAFE: Each agenda will specify the  
11 location, or will we generally --

12 CHAIRMAN McCUSKER: We have either this room or  
13 the other room. And I guess, Michele, we don't really know  
14 until right up before our meeting. So there's -- we're kind  
15 of at the mercy of the schedule. It's either this room or  
16 the one downstairs. The A/C seems to work better in this  
17 one.

18 MS. BETTINI: I'll try to get this one all the  
19 time.

20 CHAIRMAN McCUSKER: Okay.

21 And for those of you in the audience, we're going  
22 to move to executive session. We have our legal business to  
23 attend to. We have a couple of interviews. We don't expect  
24 that to take but an hour. And then we will reconvene.

25 So I would need somebody to move --

1 MR. SHEAFE: I move we adjourn to the executive  
2 session.

3 CHAIRMAN McCUSKER: Recess.

4 MR. SHEAFE: Oh, I move to recess to the executive  
5 session.

6 MR. IRVIN: I'll second that.

7 CHAIRMAN McCUSKER: All in favor, say aye.

8 (The board voted and motion was passed)

9 CHAIRMAN McCUSKER: Thank you, see you all back in  
10 an hour.

11 Jannie, we'll call you back.

12 MS. COX: Okay, thank you.

13 (Executive session off the record 2:12 p.m.)

14 (The board reconvenes at 3:04 p.m.)

15 CHAIRMAN McCUSKER: I make a motion to go back  
16 into regular session.

17 SECRETARY MOORE: Second.

18 MR. SHEAFE: I move we reopen the session.

19 SECRETARY MOORE: Second.

20 CHAIRMAN McCUSKER: All in favor, say aye.

21 (The board voted and motion was passed)

22 CHAIRMAN McCUSKER: Thank you, everyone. I'm  
23 sorry we were a little tardy. I hate doing that, especially  
24 with people waiting. But part of what we were doing in  
25 executive session today, of course, was interviewing for our

1 CFO candidates. So that took a little longer than we had  
2 planned.

3 So I think we'll be able to catch up here. We're  
4 in Item No. 5 on the agenda, if you have a copy of our  
5 agenda. I think, Mark, we agreed to suspend the  
6 administrative rules issue and deal with that later. That  
7 will help us also catch up today.

8 Thank you everyone for coming. And just -- I'll  
9 use half of my allocated ten minutes.

10 First of all, I wanted to express my gratitude to  
11 a number of people who have expressed their support for and  
12 rooting for the current Rio Nuevo board. We're seeing a  
13 number of disparate forces actually coming together, I  
14 think, to encourage us and help us, which is, from my  
15 experience in this community, quite unusual. So we're  
16 grateful for them and we appreciate that very much.

17 You'll notice on the agenda today a theme which I  
18 think speaks to that. We've become some of the catalyst for  
19 conversations around the West Side and the development of  
20 the area west of the freeway up to the base of A-Mountain.  
21 And I think that was initiated with our conversations two  
22 meetings ago, and then with the presentation from the last  
23 meeting from the Mission Gardens.

24 And just to repeat a little history here, those  
25 projects are legacy Rio Nuevo projects. They were part of

1 the 1999 Proposition 400 proposal that we all voted on.  
2 Those projects were also included in the 2008 bond  
3 initiative passed right before the board was reconstituted  
4 by the legislature.

5 We have taken the spirit of those propositions to  
6 heart and, at the board level, are very interested in what  
7 we can do to revitalize certainly the spirit of some of  
8 those initial proposals. Clearly, the economics have  
9 changed. And for whatever reasons that I can't tell you,  
10 the Rio Nuevo abandoned those projects over the years.

11 It's our desire to resurrect them, particularly,  
12 the south side of the development. If you're familiar with  
13 the West Side, the new bridge is done. If you haven't gone  
14 to the end of Cushing Street, I would encourage you to see  
15 this spectacular structure which is going to cross the Santa  
16 Cruz, which unfortunately, right now, has been nicknamed the  
17 bridge to nowhere.

18 But I do believe we can be part of the catalyst to  
19 change that. And what we're looking at does not require a  
20 lot of structure, a lot of bricks and mortar commitment, but  
21 could be a very unique approach to those lands and their  
22 cultural richness. Those lands as you know, are  
23 pre-Hohokam.

24 You're going to hear today from some  
25 archaeologists that have been able to carbon date the corn

1 found in mortars on Tumamoc Hill to 400 BC. Father Kino  
2 settled on the orchard and farmed right at the base of  
3 A-Mountain.

4 So there's some irony to the fact that maybe we  
5 didn't get buildings built over there and that we're now  
6 talking about preserving the land. And there are a number  
7 of interesting ways that we are looking at doing that. The  
8 Mission Gardens is certainly one of those. The Rancho  
9 Chuk-shon, which you'll hear today which is part of the  
10 original NOA proposals, again, does not require a lot of  
11 structure.

12 You know, we see the opportunity to use some of  
13 our resources to develop access to those properties and  
14 enjoy some of our cultural heritage, which for the most  
15 part, we're pretty famous on ignoring. And it may be that  
16 we have a chance to change our legacy in that regard.

17 Some of this circles back to our money, how we use  
18 money, and what our authority is to spend money. And that  
19 speaks specifically to the Notice to Proceed, which we  
20 thought we had resolved with legislative counsel, only again  
21 to find that the City of Tucson disagrees with us, which  
22 puts the hotel project back on first base as the most  
23 important and pressing agenda item for this board by law.

24 The convention center and the hotel are what we  
25 are legislatively required to proceed on; and we're doing

1 that. We're engaged in a dialogue with a number of parties  
2 about how we might be able to partner with someone to launch  
3 a downtown hotel. "Partner" is the most important word in  
4 that sentence.

5           It's clear to us now that even though we have a  
6 better handle on our resources -- somewhere in the  
7 neighborhood of \$15 million -- we're not the entity that's  
8 going to build an arena or a hotel or much of anything.  
9 However, we do believe that we can be a great partner to  
10 other interests that might want to participate with us.

11           And in terms of the West Side and the reason I use  
12 the word catalyst, we have found a number of prospective  
13 partners who have approached us about involving themselves  
14 with that property, including the University of Arizona, the  
15 County, the Tohono O'odham, the City, and Rio Nuevo. It's  
16 conceivable that between all five of us, we might be able to  
17 develop something much treasured and utilized than we could  
18 do with our own limited resources.

19           That still does not deal with the Notice to  
20 Proceed issue. Councilman Kozachik suggested in an  
21 editorial this last week that we have a contractual  
22 obligation to these projects. Now, we certainly know we  
23 believe we have a moral obligation to these projects. We're  
24 not certain yet that that rises to the legal definition of a  
25 contract.

1           The reason that's important is because the 2009  
2 legislation provides that we can issue a Notice to Proceed  
3 on a hotel or the convention center or that we can pay our,  
4 quote, contractual obligations. And that's an interesting  
5 angle on these legacy projects.

6           Our attorneys are researching that. We will talk  
7 to the State's attorneys as well to see if the bond issuance  
8 or anything else that we've done rise to the letter of the  
9 law in terms of contractual commitments that could -- could  
10 free us up to invest earlier in these West Side Projects.

11           We can't answer that question for you today, but  
12 we hope to be able to answer it between now and the next  
13 meeting. But I think -- and any of the other members can  
14 interject here -- I think on behalf of all of us, we're very  
15 committed to these legacy projects, the Mission Gardens, the  
16 Rancho Chuk-shon, the Native American opportunities that  
17 we've developed, to create some utilization of that  
18 property. There could be parking there. There's certainly  
19 going to be streetcar access to those properties. So we may  
20 be able to be a player in some way in revitalizing the West  
21 Side.

22           And that should cover for you kind of our whole  
23 agenda. We're going to continue to work on a hotel launch.  
24 We are working with the City on trying to identify the  
25 issues at the Tucson Convention Center. I think we are

1 convinced that a new arena is not in our cards. We are  
2 going to have to invest in that property.

3 The extent to which we are willing to invest is  
4 tied up in our conversations with the City. That requires  
5 some sort of global settlement regarding the lawsuits and  
6 the claims and the responsibilities that each of us share  
7 for these downtown projects. I'm optimistic in that regard  
8 and hopefully by the next meeting, too, we can show you some  
9 progress on that front.

10 We're ready to move on. Any comments from any of  
11 the other board members?

12 Hearing none, Michele, will you give us a quick  
13 update on the merchant education program?

14 And if you have an agenda, we're trying to be a  
15 little better about A, getting these out earlier; but B,  
16 also kind of giving you an idea of what it is we intend to  
17 discuss, so hopefully you don't come here too surprised.

18 Michele, quick update on the merchant situation.

19 MS. BETTINI: Back on August 8th, we sent out a  
20 letter to the Department of Revenue, Arizona Department of  
21 Revenue.

22 SECRETARY MOORE: Excuse me, can you get closer to  
23 the microphone?

24 MS. COX: Michele, could you get closer to the  
25 phone, please?

1 MS. BETTINI: Is that better?

2 CHAIRMAN McCUSKER: Yeah.

3 MS. BETTINI: On September -- or excuse me --  
4 August 8th, we sent a letter to the Department of Revenue --

5 MS. COX: I cannot hear, Michele.

6 CHAIRMAN McCUSKER: Bring the mic up here. And  
7 turn that way so you don't scream at us.

8 MS. BETTINI: On August 8th, we sent a letter to  
9 the Department of Revenue requesting an audit of all of the  
10 TIF merchants. We had found at least ten merchants that are  
11 not in compliance.

12 We've left quite a few messages for the Department  
13 of Revenue trying to get input on what their procedures are  
14 and when they can get back to us on that. Last we've heard,  
15 they are doing meetings internally to try to figure out how  
16 they can audit the whole system.

17 As far as continuing to educate the rest of the  
18 merchants, I still drive around with my forms and go  
19 business to business to make sure they are still filling out  
20 their forms correctly.

21 We have finished identifying all of the addresses  
22 and parcels in the TIF District, which we've offered to the  
23 Arizona Department of Revenue, and still waiting to hear on  
24 how we can go forward with having our own forms for the  
25 whole TIF District.

1           CHAIRMAN McCUSKER: I think it should be noted  
2 that anything they do, I expect, is voluntary. I don't  
3 believe -- Mark, unless you know something that I don't --  
4 they're not obligated to go backwards. You know, we have  
5 some indication they might be willing to, but there's  
6 certainly no audit obligations on their part.

7           MR. COLLINS: On the State's part?

8           CHAIRMAN McCUSKER: Correct.

9           MR. COLLINS: Yeah. I don't know of any legal  
10 obligation. Although I certainly think that was the concept  
11 from the outset of the District.

12          CHAIRMAN McCUSKER: Michele, thanks.

13          And she is doing a lot of hard work. I get email  
14 every day she knocked on somebody's door.

15          MR. RITCHIE: Michele, are there some bigger  
16 merchants? Some of the ones that you're talking about, are  
17 we talking small merchants, big box?

18          MS. BETTINI: We're talking small merchants. But  
19 I haven't found a big box yet.

20          CHAIRMAN McCUSKER: We believe the July  
21 reconciliation was a big-box store, the \$2.2 million. That  
22 came from a single merchant.

23          MR. RITCHIE: Okay.

24          CHAIRMAN McCUSKER: These are -- the ones that  
25 we've identified since then tend to be small.

1 MR. RITCHIE: The good news is there's a lot more  
2 stores going up. Wal-Mart's going to help that.

3 CHAIRMAN McCUSKER: And we're trying to get to  
4 them early, right?

5 MS. BETTINI: Correct.

6 CHAIRMAN McCUSKER: So you can educate them about  
7 how it works and the forms to fill out.

8 MS. BETTINI: Correct.

9 CHAIRMAN McCUSKER: Thank you.

10 All right. Item No. 8, the forensic audits,  
11 Susan? Speaking of hard work and emails...

12 MS. VOS: Good afternoon.

13 CHAIRMAN McCUSKER: You might have to do the same  
14 thing so that Jannie can hear.

15 MS. VOS: I'm just here to give you a quick update  
16 on the West Side and the Depot projects.

17 West Side, I'm still working with the City. They  
18 have been responding giving me additional information. Had  
19 a staff person go down there and retrieve everything he  
20 possibly could off the microfiche. There are still -- also  
21 the City provided me with a flash drive with approximately  
22 50 percent of the documentation. I haven't had a chance to  
23 review that for completeness because I've been working on  
24 the Depot project. That's my priority right now.

25 I believe that Sylvia will be working on providing

1 the rest of the West Side documents once I stop bothering  
2 her requesting stuff for the Depot site. So I -- we  
3 probably have approximately 60 percent of the documentation  
4 to complete the West Side Project review.

5 On the Depot side, I've been working on that. As  
6 I analyze the City's response, I've been requesting  
7 additional documentation. Sylvia has been very responsive  
8 trying to get me information as I request it. Before I left  
9 the office today, I had a couple more emails from her that I  
10 haven't looked at yet. But I believe I'm about 50 percent  
11 done with analyzing the City's response and determining if  
12 there will be any change to my report.

13 And that's where we're at.

14 CHAIRMAN McCUSKER: Questions for Susan?

15 Jannie, did you get all of that?

16 MS. COX: I got it only part of it. It was very  
17 faint.

18 CHAIRMAN McCUSKER: We're basically 50 percent  
19 completed in both audits in terms of data collection.

20 MS. COX: Okay. So the City is not or cannot do  
21 it any faster?

22 CHAIRMAN McCUSKER: Some of both.

23 MS. COX: Okay.

24 MR. IRVIN: Any estimated time of completion,  
25 Susan?

1 MS. VOS: Depot, I hope to have done within  
2 probably another week or so depending on how responsive  
3 Sylvia is to my requests. That's really what's holding me  
4 up, is just waiting for information to come in.

5 Once I get Depot done, then I'll go straight to  
6 the West Side. From what I've seen on the West Side, I  
7 probably have close to 4,000 documents that I have received.  
8 And that's only about 50 to 60 percent. So that one could  
9 take substantially longer once I get everything. But I  
10 won't wait to get everything. Once I get done with Depot,  
11 then I'll start working on the West Side and see what I  
12 have. Okay.

13 MR. IRVIN: Thank you.

14 MS. VOS: Thank you.

15 CHAIRMAN McCUSKER: Okay. We have guests for the  
16 next two items.

17 Rancho Chuk-Shon. I think, Josefina?

18 MR. SHEAFE: KVOI?

19 CHAIRMAN McCUSKER: Oh, that's me. I should talk  
20 about that. In the category of "What are you thinking?" --  
21 I think we have some copies out there for the public -- KVOI  
22 has offered to put on a weekly hourly talk show all about  
23 Rio Nuevo.

24 And it would be hosted by John C. Scott. It would  
25 be advertising-free, but they would invite us and others to

1 discuss whatever we want to discuss, have callers, guests,  
2 etc. It's a unique way, maybe, that we could help control  
3 our message as opposed to reacting to it. The fees would  
4 only be \$450 a week which is basically the air time for --  
5 of the show.

6 I'm certainly interested in doing it. I think a  
7 number of other people would be as well. It seems like an  
8 interesting way maybe for us to take advantage of some air  
9 time.

10 Mark?

11 MR. IRVIN: I'm completely for it. You know, I  
12 think part of the legislator's legislation is that we're  
13 supposed to have a public outreach and information and  
14 speakers, bureaus, and that kind of stuff. That is a great  
15 way to have a huge audience. And I think once it gets up  
16 and going, you know, it could probably lead to good press as  
17 well.

18 MR. SHEAFE: Can we make a motion on this or...

19 CHAIRMAN McCUSKER: Sure. Yeah, because we're  
20 spending money.

21 MR. SHEAFE: I move, Mr. Chairman, that we adopt  
22 the KVOI proposal to the length to be determined by the  
23 chair.

24 MR. IRVIN: I'll second that.

25 CHAIRMAN McCUSKER: Are you tracking this?

1           Okay. We have a motion and second to approve  
2 their proposal which will authorize me to spend \$450 a week  
3 on a new Rio Nuevo radio program.

4           All in favor, say aye.

5                           (The board voted and motion was passed)

6           CHAIRMAN McCUSKER: Thank you.

7           SECRETARY MOORE: I'd like to say something.

8           CHAIRMAN McCUSKER: Albert.

9           SECRETARY MOORE: Yeah. The only thing I would  
10 say is that I'd like to -- let's try it for like 90 days to  
11 see what kind of -- or maybe it's 90 days maybe it's 60 --  
12 to get a real feel if it's a worthwhile program and that  
13 we're getting an audience that's really paying attention to  
14 the issues that we're concerned with. I just hate to get on  
15 the air and just -- you know, if it's not --

16           CHAIRMAN McCUSKER: -- productive.

17           SECRETARY MOORE: Fulfilling and productive;  
18 there's no point in it.

19           CHAIRMAN McCUSKER: Duly noted.

20           SECRETARY MOORE: So that's the only --

21           MS. COX: If I could interject. I really agree  
22 with Alberto. I'm thinking it's a great opportunity. But  
23 unless we have the people who have the answers available  
24 every time that show airs, then we could be -- I mean, it  
25 could be more of a problem than it's worth.

1 SECRETARY MOORE: Right.

2 MS. COX: And we just need to make sure that we're  
3 committed to having someone there every single time who has  
4 the answers to the questions that will be called in.

5 MR. RITCHIE: Fletcher?

6 CHAIRMAN McCUSKER: Yes.

7 MR. RITCHIE: I hate to go against the rest of the  
8 board. I'm going to vote no. And the reason why I'm voting  
9 no is I feel like if all of us up here can volunteer our  
10 time, certainly the radio station can the volunteer their  
11 time too. So that's just my reason for it.

12 CHAIRMAN McCUSKER: So I hear one dissenting vote.  
13 Motion passes.

14 MR. SHEAFE: Correct that. I don't think that was  
15 a dissenting vote. What it was, was a dissenting  
16 expenditure. I don't think -- Cody, you're weren't  
17 objecting --

18 MR. RITCHIE: I vote for --

19 MR. SHEAFE: -- to the idea. You were objecting  
20 to the expense.

21 MR. RITCHIE: To the expense, yes. That's a good  
22 way of putting it.

23 CHAIRMAN McCUSKER: I think the motion was to  
24 spend the money, the second was to spend the money. I  
25 believe we actually voted. So Cody, duly noted.

1 MR. SHEAFE: The motion passed. However, it may  
2 be a good idea to have a second motion, then. And the  
3 motion would be that we have a time limit on the expenditure  
4 of 90 days and then a reassessment.

5 CHAIRMAN McCUSKER: Are you moving that?

6 MR. SHEAFE: And I'll make that motion.

7 SECRETARY MOORE: I'll second it.

8 CHAIRMAN McCUSKER: The motion was to review this  
9 in 90 days.

10 All in favor, say aye.

11 (The board voted and motion was passed)

12 CHAIRMAN McCUSKER: So we'll do it for three  
13 months.

14 Cody, we'll revisit it.

15 And I'll press the station, maybe, for some  
16 portion of that maybe to be donated back. I didn't want to  
17 go to the sponsor route, because I think that creates  
18 controversies.

19 MR. RITCHIE: No, I totally understand.

20 CHAIRMAN McCUSKER: Okay. Rancho Chuk-Shon.  
21 Josefina? Are you comfortable coming all the way up and  
22 speaking backwards?

23 MR. SHEAFE: Josefina, you know, a lot of  
24 people -- well, a lot, we don't have a huge crowd here. But  
25 in Rio Nuevo these terms get thrown around -- Carrillo

1 House, Mission Gardens -- would you just take two minutes  
2 and explain what Rancho Chuk-Shon is so that people  
3 understand just the venue that you're talking about. I find  
4 that when I'm talking to people, they quite often are  
5 confused as to which project is which.

6 ATTENDEE: Okay. We have prepared that for you.  
7 We have a page to hand out. And we could also describe the  
8 area of Rancho Chuk-Shon. It's -- it would be from Mission  
9 Gardens, which is on Mission Lane, Mission Road -- Rancho  
10 Chuk-Shon would be east of mission -- the Mission Gardens  
11 and south of the Mission Gardens. So it'd be Mission Lane,  
12 Mission Road, 22nd, and Star Pass. The original --

13 MR. SHEAFE: It runs from where Mission Gardens  
14 is -- which is physically there, so you can see it -- all  
15 the way down to 22nd. And the west boundary of it is  
16 Mission Road. And the east boundary of it is not quite over  
17 to the Santa Cruz.

18 ATTENDEE: Right. There's the River Park there.

19 MR. SHEAFE: And right now it is vacant land.

20 ATTENDEE: Vacant land? It's the landfill. And  
21 you have a map here that I thank, because I've been asking  
22 that we have a map to show the area.

23 Josefina Cardenas, a resident from Barrio Kroeger  
24 Lane and lifelong native Tucsonan.

25 Chairman Austin Nunez from San Xavier had

1 intentions of being here. But at the last minute, something  
2 came out in his district, so he has emailed you a response  
3 and is asking -- for hopefully we can come back again and  
4 report our progress because there's been a lot of community  
5 input and interest of being part of Rancho Chuk-Shon. So  
6 we're asking for -- to come in and report on our -- on our  
7 progress.

8           And we also invited Anthony Mejia because this  
9 project is very significant to our youth, our youth now and  
10 coming generations. So this is what we have for you today.

11           The Rio Nuevo master plan states: It is important  
12 to see the big picture with regards to the revitalizing  
13 downtown, reconnecting the City, and creating a future for  
14 Tucson that also reflects its past.

15           In 1999, voters elected to support the vision of a  
16 revitalized downtown. The voters were promised many  
17 wonderful opportunities, including Rancho Chuk-Shon. In  
18 keeping with this vision, the resulting Rio Nuevo master  
19 plan, and the promise made to voters, we are redeveloping  
20 the Rancho Chuk-Shon building program to represent key  
21 development components born of rich cultural past.

22           Working with San Xavier District of the Tohono  
23 O'odham Nation, we have quietly struggled against political  
24 gamesmanship to hold onto and eventually realize the dream  
25 of restoring Tucson's birthplace to a place of hope and

1 opportunity and a bright and exciting future.

2           The property upon which Rancho Chuk-Shon is to be  
3 built is the the birthplace of Tucson. For years, that  
4 revered land became the site of our refuse. Despite this,  
5 many of us had the dreams for the dump.

6           ATTENDEE: I'm Anthony Mejia. I'm a native of  
7 Tucson.

8           The current plan is to convert the current  
9 foundation to a more flexible not-for-profit entity. The  
10 organization will represent the appropriate parties  
11 responsible for overseeing, administering, and facilitating  
12 the entire project.

13           We will raise the appropriate seed moneys to do a  
14 feasibility study, a business plan, and a concept  
15 development plan for the project. The project includes a  
16 lienzo, retail shops, and a banquet hall around a space for  
17 cultural activities. We will focus on developing  
18 enterprises that bring jobs to the area.

19           The lienzo, which is a charro arena, will be the  
20 focal point as it is supported by the already organically  
21 occurring enterprises of the neighbors in the area. The one  
22 common element found in our rich and diverse western culture  
23 is the horse. We celebrate that commonality in this  
24 project. We believe it will be in frequent use by the  
25 community for personal entertainment and revenue-generating

1 corporate projects.

2           It is our hope that the Rio Nuevo board, the City  
3 of Tucson, and possibility other members of the community  
4 will help provide a grant in order for the not-for-profit to  
5 do the study.

6           As required by the master plan, we are engaging in  
7 the economic and financial screening process, cementing  
8 neighborhood support, as well as public and political  
9 support. That process will also be applied to all the  
10 projects outlined in the Rancho Chuk-Shon plan.

11           All of our projects that seek or require funding  
12 related to TIF allocations will be subject to the process  
13 that evaluates the economic and financial feasibility and  
14 subject to capitalization and development hurdles of  
15 varying magnitude.

16           In 1997, many of us have worked for the  
17 realization of the promise of Rio Nuevo. With the support  
18 of the City and the Rio Nuevo board, this dream for the dump  
19 can come true. And together we can keep the promise made to  
20 voters so many years ago.

21           As a result of the overwhelming interest in the  
22 community, including the business community, we respectfully  
23 ask for an opportunity to come back to you in one month's  
24 time with a comprehensive list of business and community  
25 partners, as well as a completed plan.

1           CHAIRMAN McCUSKER: Thank you. It's very exciting  
2 to just observe and watch. I don't know if you've all  
3 walked those lands. There are very few things that could be  
4 done on it that don't require a lot of infrastructure. This  
5 is one of them.

6           The lienzo, if you've ever seen a Mexican  
7 bullfighting ring, is basically a round circular arena that  
8 seats 1500 or 2,000 people that I believe would be very  
9 inexpensive to construct but very topical and typical of  
10 what you see in many of these areas.

11           There's a successful one in Phoenix that many of  
12 us have been to. They attract rodeos and powwows and other  
13 cultural events. The interesting thing to me -- that one is  
14 very western, very touristy. This is very authentic, very  
15 Native American, cultural, I think more distinguished, and  
16 of course, tied in with these other archaeological  
17 opportunities.

18           You know, it strikes me as something that would be  
19 a great investment for Tucson, and I'd like to find a way to  
20 help you get to the next phase.

21           MR. RITCHIE: Josefina, would you guys envision  
22 having rodeos there?

23           ATTENDEE: It would be multicultural. At first it  
24 would be, where we have it, it would be the powwows because  
25 the powwow, it would bring the significance of the area and

1 with -- also with the -- it would offer for the vaquero, the  
2 cowboy, the charro, as well as the buffalo soldiers. So it  
3 would be including all equestrian activities.

4 MR. RITCHIE: Could you see a situation where you  
5 would invite native tribes from around the western part of  
6 the United States? Because our mission is to bring people  
7 to Tucson, to the downtown area.

8 ATTENDEE: Yes. It would be multicultural and  
9 diverse and welcoming.

10 CHAIRMAN McCUSKER: We had an exciting  
11 conversation with the chairman of the San Xavier District  
12 from the Tohono O'odham. They're very interested in this  
13 project, I think conceivably could help fund that project.  
14 Of course, it ties all the way to the mission in terms of  
15 opportunities to create some develop on that -- on that West  
16 Side. So I'm not exactly sure how we go from here.

17 Mark, I think -- I do think we have some sort of  
18 small discretionary amount of money.

19 MR. SHEAFE: Again, the question, whether they'll  
20 come and -- can they come back in a month and put a  
21 comprehensive concept in front of us so at least we know  
22 what we're discussing.

23 CHAIRMAN McCUSKER: And I -- you don't need  
24 anything between now and next month to take that to the next  
25 step? Because part of what I read is that you were asking

1 for a grant or some funds. That was my response, but . . .

2 ATTENDEE: Yes, we need as much help as possible.

3 CHAIRMAN McCUSKER: So there may be some -- I  
4 don't know -- architectural work, Chris, or planning,  
5 or . . .

6 MR. SHEAFE: Well, are you asking for that, or are  
7 you asking to come back in a month and present?

8 ATTENDEE: We're asking for both.

9 MR. SHEAFE: All right. And how much are you  
10 asking for?

11 SECRETARY MOORE: Mr. Chairman?

12 CHAIRMAN McCUSKER: Alberto.

13 SECRETARY MOORE: My feeling is that -- my  
14 understanding is that they were going to come back in a  
15 month with kind of an overall plan -- general, with a small  
16 budget that would include the different aspects of what they  
17 have to do. And -- but I think what they're looking at is  
18 knowing that we're interested in pursuing this concept and  
19 helping them work along with it and putting the appropriate  
20 input and support needed as this project comes forward.

21 CHAIRMAN McCUSKER: And do we have any  
22 discretionary money?

23 MR. COLLINS: You do have a limited discretionary  
24 amount that you could spend without -- in my opinion --  
25 causing any problems with the existing statutes.

1           But I would have to suggest that the way to  
2 proceed here is for these folks to come back and make a  
3 presentation. At that point in time, the board can  
4 consider -- see what they really have in specifics. And  
5 then, to the extent that you have discretionary income -- or  
6 discretionary funds, you may choose to do that.

7           CHAIRMAN McCUSKER: What is that? Is that capped?  
8 Is that --

9           MR. COLLINS: Yeah. It's capped at \$50,000.

10          CHAIRMAN McCUSKER: \$50,000.

11          MR. SHEAFE: Just to kind of speak and having had  
12 the experience that I had for the 8 years that we worked on  
13 Rio Nuevo, I want to be very encouraging. But I also want  
14 to make sure that we establish some ground rules because  
15 it's funny how a lot of money disappears and nothing seems  
16 to get done other than another report.

17                 And I'm very sensitive to that as one board  
18 member. So when somebody says, well, I'd like some money  
19 and we'd like to come up with some ideas, I say, well,  
20 that's a little bit too loose for me. There should be  
21 enough energy and thought process -- and by the way, a  
22 tremendous history and a lot of money that's already spent  
23 on this -- that it shouldn't be too difficult to summarize  
24 that into a comprehensive plan.

25                 And let's also include in that who are the

1 supporters of it that it's going to keep the thing going if  
2 Rio Nuevo steps in and provides some seed so that it doesn't  
3 just end up being the end -- the fall off the bridge. Okay,  
4 we've gotten this far, now all of the sudden everything's  
5 stopped.

6           And that's essentially what's happened up to now.  
7 I'm not trying to be critical. I'm just saying from a  
8 practical standpoint, this whole project has repeatedly  
9 spent oodles of money contemplating, frankly, its navel  
10 without getting anything done. And I think when you come  
11 back to this board, speaking for this board member only, I'm  
12 going to be very, very firm in saying, before I vote for  
13 something that's financial, as much as I support it  
14 culturally, I want to know that it's going to bring concrete  
15 results and there's actually going to be an improvement that  
16 the citizens of this community can rely on and enjoy and we  
17 get to the end result, which is creating an environment that  
18 brings more people downtown and enhances the cultural  
19 experience that you're trying to emphasize.

20           End of speech.

21           CHAIRMAN McCUSKER: And don't forget, the City has  
22 to agree with everything we do too. But thank you.

23           Any other questions for -- thank you very much.

24           MS. COX: I would just like to say that I agree  
25 with everything that Chris has said. It appears like

1 there's a lot of support for the project, as much as we know  
2 about it. And if those players could come together and put  
3 something solid on paper that -- so that we know what the  
4 end result needs to be after we make an investment, then I  
5 think it would be a great thing for us to consider.

6 CHAIRMAN McCUSKER: Thank you.

7 ATTENDEE: If I may, we do have a business model  
8 that we're looking into that actually in Phoenix actually  
9 works with a profit. So we're trying to get the right  
10 people together. And like I said, in a month's time, we  
11 should have all that for you.

12 CHAIRMAN McCUSKER: We'll put you on the agenda  
13 for the next month.

14 MR. SHEAFE: Can you do all that in one month? I  
15 mean, is that a fair request of you?

16 ATTENDEE: I think we can. We have a lot of  
17 supporters out there that are really going to help us out.  
18 Thank you.

19 CHAIRMAN McCUSKER: Coincidentally, a few weeks  
20 ago, I toured Tumamoc Hill with Dean Ruiz, who's here today.  
21 I saw him perk up in the back we he heard we might have  
22 \$50,000. I probably should have said that after he made the  
23 presentation.

24 But there's an interesting opportunity, as you  
25 talk about these flat lands, to look to adjacent properties

1 that are owned by the University, the County, and the City,  
2 and their archaeology and the significance of that, if you  
3 really begin to invest in something cultural on the West  
4 Side.

5 So we asked Joaquin to come and update us today on  
6 Tumamoc and what you're thinking about the Hill and how we  
7 might be able to help you. But don't ask for any money.

8 ATTENDEE: So thank you very much, Mr. Chairman,  
9 and members of the board. I'm going to come over here. We  
10 have a PowerPoint presentation, because as a educator, I  
11 can't do without that. And I'd like to introduce Michael  
12 Rosenzweig, who's a director of the Hill. And after I'm  
13 finished with this, he can ask -- he can answer specific  
14 questions that you may all have about Tumamoc Hill.

15 But I really appreciate the opportunity of coming  
16 here today because what you're doing and what we at the  
17 College of Science have been trying to do now for a few  
18 years is use the stuff that we have in Southern Arizona that  
19 makes us unique, be part of our economic development through  
20 creating a sense of place of who we really are.

21 And you have been saying a fair amount about our  
22 culture, which is extraordinary. And the other thing that  
23 we have in Southern Arizona, which is also as extraordinary,  
24 is the biodiversity in our natural surroundings. The  
25 biodiversity that we have in our natural surroundings is

1 given to us by our geography and by our topography.

2           We have unconnected mountain ranges which are  
3 called sky islands. Each one of these mountain ranges has  
4 evolved differently through time. And just to give you a  
5 sense of the biodiversity that we have, in Mt. Lemmon we  
6 have 4,000 species of flowers. East of the Mississippi,  
7 there are 5,000. So the biodiversity of Southern Arizona is  
8 unparalleled in the United States.

9           Secondly, the other part of this biodiversity that  
10 we have is given by the geography. So we have fauna that  
11 comes to us from the Sierra Norte in Mexico, and this is  
12 about as north as they get. And we have stuff that comes  
13 from Canada, and this is about as far as it gets south. And  
14 of course, the birders have known that forever.

15           So there's a fair amount that we can do with our  
16 surroundings that I think creates opportunities for what we  
17 know as geo-tourism. In the case of geo-tourism -- which is  
18 I guess the next one, is -- it's basically building on a  
19 destination's character, sense of place, emphasizes why  
20 we're distinct, it's locality and benefits to residents as  
21 well as visitors, alike.

22           So geo-tourism can do things for us. It can bring  
23 tourists, but I think if we actually really understand the  
24 uniqueness of the place that we live in and get a better  
25 sense of place, that will allow us to also build an

1 industry.

2           So as an example of that, if Ventana Medical is  
3 trying to bring somebody from Switzerland and that person  
4 from Switzerland thinks they're coming to the end of the  
5 world, I think basically giving them a primer of what an  
6 extraordinary place they're coming to will make these people  
7 way more interested in coming here.

8           In addition to the biodiversity that has given --  
9 has been given to us by nature, we have other incredible  
10 assets that have been made by mankind. So we have the  
11 Biosphere, which was just named by Time Life Magazine as one  
12 of the 50 wonders -- manmade wonders of the world. If you  
13 go anywhere around the world, besides the Grand Canyon, the  
14 Biosphere is the second thing that Arizona's known for. So  
15 it's an opportunity to use that again to bring tourists  
16 here.

17           The SkyCenter, which is on top of Mt. Lemmon, has  
18 the largest telescope, I think, in the U.S., with an  
19 eyepiece. You can go and look at telescopes and see stuff  
20 through a screen, which is actually quite boring, but you  
21 can actually go up and there, and there are programs at  
22 SkyCenter that allow you to be an astronomer for the night.  
23 Or you can go with groups and see a variety of things. And  
24 there's a two-meter telescope with an eyepiece.

25           Another important thing about -- about all -- and

1 of course, we have the Desert Museum, which is  
2 extraordinary. We have the Kartchner Caverns, which are  
3 extraordinary.

4 So we have a variety of things that we think we  
5 can all put all together. So that if somebody comes from  
6 Phoenix to the Biosphere, as an example, and then drives  
7 back; instead of doing that, they could stay a couple of  
8 extra days, looking at the rest of the stuff that we have.

9 And in the summer, we fill our -- we could fill  
10 our community with people from Europe, who like to come to  
11 the Southwest. And we think we have more than most to  
12 attract these sorts of individuals.

13 So if you go back for a second, the key in all of  
14 this, I think in fact, is Tumamoc Hill. And Tumamoc Hill --  
15 which I think all of you know where it is -- is an  
16 extraordinary gem in Tucson that very few people know really  
17 what it's all about. It is in the middle of our City.  
18 About a thousand walkers move up and down the hill every day  
19 on the weekends.

20 And it's where modern ecology was invented in a  
21 partnership between the Carnegie Institution and our Chamber  
22 of Commerce about a hundred years ago with a budget of ten  
23 thousand bucks. And the only reason I know that well is  
24 because Michael Rosenzweig told me that this budget is the  
25 same as it had been a hundred years ago. And he's been

1 complaining about that.

2           The second thing that you have at Tumamoc Hill, in  
3 addition to where modern ecology was invented, where the  
4 first restoration in the world was done, and that's  
5 basically more or less putting a fence around Tumamoc Hill  
6 to see what would happen if you -- if animals and people  
7 start ruining the place.

8           And all you need to do today is if you drive up  
9 the Tumamoc Hill, you compare Tumamoc Hill's scenery to that  
10 of A-Mountain. And A-Mountain looks like a bomb hit it. So  
11 the beauty of the -- of the desert as it is and as it was is  
12 preserved in Tumamoc Hill.

13           On the top of Tumamoc Hill is the oldest public  
14 architecture in the Southwest, about 3,000 years old. These  
15 are now of course ruins. But that's where -- in some ways,  
16 that's where Tucson really began, much before Father Kino.  
17 And those ruins are still there for us to show.

18           We have had conversations with Chuck Huckelberry  
19 -- because Chuck Huckelberry, I think, agrees with our ideas  
20 of geo-tourism. And we've tried to make -- to come up with  
21 a plan to make Tumamoc Hill sort of the center destination  
22 of this geo-tourism.

23           And what does that mean? Well, what that means is  
24 really making Tumamoc Hill a place that is open to the  
25 community, that is open to the tourists in a way that it's

1 more than just what the walkers do now, which is go up and  
2 down to do exercise; but it's where people can get educated  
3 about our cultures and about our strengths in the natural  
4 history and sciences.

5           So this is just a map of Tumamoc Hill. Another  
6 interesting thing about Tumamoc Hill is that everybody has  
7 their finger on it. So the purple stuff is what's owned by  
8 the University of Arizona. The green stuff is owned by the  
9 City. And the brown stuff is owned by the County -- well,  
10 or the other way around, sorry. The green is owned by Pima  
11 County, and the brown is owned by the City. But the point  
12 is that both the City, the County, and the U of A have  
13 interest in Tumamoc Hill and are making it accessible but  
14 important for our community.

15           What we're thinking about doing there is -- let's  
16 see if you go to the next one -- you know, we want to  
17 renovate it and make it a regional center with improved  
18 accessibility and enhanced cultural awareness. But what  
19 we're thinking of doing is creating a visitors center  
20 somewhere at the base of Tumamoc Hill that -- to make it  
21 sort of simple in everybody's imagination, sort of like a  
22 Tohono Chul kind of thing so that people can go there, can  
23 get educated about the ecology.

24           We're also thinking of perhaps creating an entity  
25 there where Native Americans can go and celebrate their

1 culture. That would be in another part of the base of the  
2 hill.

3 At the top of the hill, we were -- we're thinking  
4 of creating an experience for people to come and see this  
5 public architecture that's 3,000 years old. And as you walk  
6 up and down, also try to understand the kind of place that  
7 we live in today.

8 That's a lot of money to do all that. And we,  
9 right now, have a proposal -- which I think all of you  
10 have -- which is a proposal that we gave Chuck Huckelberry  
11 to be added to his bond issue which would allow us then to  
12 construct the things that we want to construct around  
13 Tumamoc Hill.

14 I was very pleased when Fletcher came and visited  
15 because then the hill -- because he pointed out to me what  
16 you folks are trying do in the gardens. And I think -- I'm  
17 not going to ask you for the \$50,000 now -- but I think -- I  
18 think that the key thing is to be aware what we're all doing  
19 because I think we really need to be smart about how we  
20 connect all those parts together.

21 I recognize that this is not Rio Nuevo; I  
22 recognize that it's not -- that we're working with Pima  
23 County to try to get the funds to do what we want to do  
24 there; but on the other hand, I think that we need to have  
25 conversations so that all of this really gets put together

1 in a way that will -- that will enhance all of our  
2 community.

3 Thanks very much.

4 MR. SHEAFE: Can I ask a question?

5 ATTENDEE: Please ask many.

6 CHAIRMAN McCUSKER: Can you go back to the map of  
7 the -- the multicolored map?

8 The green shaded area just off the tip -- back  
9 one -- that's Rio Nuevo. Right along the river is the parts  
10 that we were just talking about in terms of the Mission  
11 Gardens and Rancho Chuk-Shon. So you can see it's actually  
12 adjacent to the City-owned property that includes Sentinel  
13 Peak, A-Mountain, and then Tumamoc is west of that.

14 MR. SHEAFE: Tumamoc sits right in the purple.

15 CHAIRMAN McCUSKER: Right. The summit of it. You  
16 can see the summit and the trail up, Chris, follows the --  
17 it's all in purple-owned --

18 MR. SHEAFE: When you went there, did you -- is  
19 that how you approached, from the north and came south?

20 CHAIRMAN McCUSKER: I approached it from the north  
21 and came up the road south.

22 ATTENDEE: There's a road right between Tumamoc  
23 Hill and St. Mary's, and it goes up the hill. That's where  
24 all the walkers go.

25 ATTENDEE: I need to correct that; it's just the

1 purple. The national historical landmark contains all the  
2 green, as well as that patch of blue, that dark brown, that  
3 belongs to the City. That's all part of the natural  
4 historical landmark. It's all part of the historic  
5 scientific reservation that the City helped the Carnegie  
6 Institution to declare in 1903 and to establish in 1905.

7 It's all full of research. It is all part of the  
8 United States Archaeological District of Tumamoc Hill. Even  
9 though ownership is divided, the property is of a piece. It  
10 really is.

11 MR. SHEAFE: Is there an opportunity for a federal  
12 grant here?

13 ATTENDEE: We have a small federal grant now  
14 that's helping us -- a very, very small one that's helping  
15 us to digitize the hundred year's worth of data that we've  
16 been collecting there. And there are opportunities for  
17 more, absolutely. We're pursuing those.

18 We are pursuing the dream of having a garden in  
19 the northern part near the old Sykes House, which is also of  
20 historic interest although it's not in the national historic  
21 landmark. And I'm having my third meeting with the  
22 landscape architects at the university to begin working on  
23 that.

24 And actually to begin working on that, we won't  
25 need a grant of very much money. We've been doing this very

1     inexpensively.  There are things we can't do inexpensively,  
2     and we let people know when that happens.

3             But there are many things that we have been doing.  
4     We've been having lecture series.  We've been bringing  
5     students out for a series of classes from TUSD.  And we had  
6     a marvelous expression of what it is to be a Tucsonan, what  
7     it is to be a resident and citizen of Arizona in celebration  
8     of Arizona's centennial for a couple of weekends when we  
9     brought people up and showed them all the research that's  
10    going on.

11            One of the problems you've got here is all of the  
12    hats that we wear and we're learning how to juggle them and  
13    make sure that they don't get involved and in trouble with  
14    each other.  Our place is supposed to look like native,  
15    pristine Sonoran Desert, but it's not.  It's restored  
16    Sonoran Desert.  It took 30 years to make that place look  
17    like it does now.  And it taking continual work to keep it  
18    that way.

19            What does that mean?  It means, we researchers, we  
20    kind of do what we want to be able to do at other places.  
21    We have to seem to disappear into the landscape.  And so we  
22    brought people up to show them what was going on, where it  
23    was going on.  It was -- it was just a marvelous experience.

24            CHAIRMAN McCUSKER:  What got me intrigued about  
25    the conversation -- the tri-party conversation, the

1 University of Arizona, County, Rio Nuevo -- is the County  
2 may be in position to fund some development here,  
3 particularly a visitors center. A visitors center was in  
4 the original Rio Nuevo plans as well, however, on the flat  
5 land adjacent to that which is still vacant property.

6 So there may be a way that we could all  
7 participate in a development that could become almost a  
8 national park or some sort of archaeological adventure that  
9 would include Tumamoc, Rancho Chuk-Shon, and Mission  
10 Gardens, a step away from the street.

11 MR. SHEAFE: What is our role? Because, you know,  
12 this is a great idea, and I've heard about it for a long  
13 time. I happen to be a member of the bond committee, so I'm  
14 quite aware of that side of it. But I don't know what role  
15 we have other than to be complimentary in the things we do  
16 since it's outside the District.

17 CHAIRMAN McCUSKER: Well, one of the things -- go  
18 back to the map -- one of the things I think that we all  
19 need to discuss, you don't want 10,000 people stomping  
20 around on that hill. You want to control access to that,  
21 some sort of bus or tram system like we have in Sabino.

22 So A, people are going to need to park some place.  
23 And that might be where we could complete our plaza parking  
24 and make that part of the complex that would visit all of  
25 these archaeological sites. It may be that the visitors

1 center makes more sense on our property, on the Rio Nuevo  
2 property, and you maintain the pristine nature of the hill.

3 So you know, I think the point was to begin to  
4 coordinate these conversations and the funding opportunities  
5 that might come together, of course, if we were to  
6 participate in some development that included Tumamoc.

7 ATTENDEE: Right. One of the things that is very  
8 different right now than ten years ago is that we are more  
9 than interested in opening this treasure to our community.  
10 We should have done it before. But the challenge has always  
11 been -- and Fletcher said it and Michael said it, is that  
12 the archaeologists are just horrified about opening it up  
13 because there's already vandalism. And the ecologists are  
14 horrified the somebody's going to go and mess around with  
15 plots that they've been studying for a hundred years.

16 So the challenge is going to be access to this in  
17 a way that is controlled, in a way that is effective, but we  
18 have to do that. I mean to me, we have to do that. I don't  
19 think that an answer is to shut it down the way it has been;  
20 in a way, it's shut down. But it's going to be a real  
21 challenge. And that's where I think we can all work  
22 together to make that happen.

23 ATTENDEE: One of the programs that we've being  
24 stressing is called reconciliation ecology. And what that  
25 does is to say to the community, look, for various good

1 reasons, environmental reasons, wouldn't it be nice if you  
2 lived in a more natural environment that helped to preserve  
3 some of the biodiversity around here.

4           We've been developing ways to make that a reality.  
5 It's been 15 years since we first started with the Tucson  
6 Bird Count, now partnered with the Tucson Audubon Society in  
7 doing that.

8           Reconciliation ecology is something where we want  
9 the Hill not to just be a place to visit, but a place to  
10 visit and learn and then go and do in the community to help  
11 to transform and improve the way Tucsonans live.

12           Now, if you look at that little patch of brown  
13 down in the green, that's the old landfill. And the City  
14 has just come up with what a -- what I think is a very  
15 substantial amount of money. That's going to be capped by  
16 this time next year. And it's going to be capped for the  
17 purpose of doing reconciliation ecology on it.

18           It is not going to look like the Sonoran Desert.  
19 It's been ruined from that perspective. But it's going  
20 to -- we're bringing soil in, the sort that developers use,  
21 from around town so that people can come in and learn how to  
22 handle their yards, to bring in native plants of different  
23 varieties so that we are preserving, in the community  
24 itself, the largest number of species that we can possibly  
25 do.

1           Now, that can link very nicely with what's going  
2 on in Rio Nuevo. We can have little shuttle buses that if  
3 somebody's interested in getting their hands dirty, a  
4 visitor wants to come and participate in that, we can make  
5 that available.

6           We can also build some similar projects on the Rio  
7 Nuevo property itself where visitors would come and they  
8 would actually participate in science. One of the big  
9 things that we stress in all of this is citizen science, not  
10 just observing what's cute -- that's fun -- but also getting  
11 your hands dirty and collecting data and making progress in  
12 getting the City to be a better place for everybody.

13           CHAIRMAN McCUSKER: Joaquin, Chuck did express his  
14 interest in sitting down with all of us, including the City,  
15 you know, so maybe you could help orchestrate that. It  
16 might be an interesting conversation to see how we can.

17           ATTENDEE: I'd be very happy to do that.

18           SECRETARY MOORE: Question: I appreciate all of  
19 this, but what's the economic benefit? Is there any  
20 revenues going to be generated from this particular project,  
21 or is it just going to be a park that people go through?

22           ATTENDEE: I think this is part of this sort of  
23 the geo-tourism idea. I'm not exactly sure. I don't have a  
24 business plan actually, to be blunt. But the whole idea  
25 that I think is driving me and this geo-tourism is that I

1 have seen, elsewhere in the United States, how, if you're  
2 honest with your origins and you build on them, you'll  
3 actually now have a better sense of pride in where you live  
4 which brings, for some reason, economic development, brings  
5 more tourism. So that would be part of it.

6 (Mr. Hill left the proceedings)

7 ATTENDEE: I keep giving the example, I used to  
8 live in Miami where, when I lived there, it was sort of  
9 Medicare-by-the-sea, right?

10 And there were these two women that decided that  
11 they were going to save the Art Deco District, which is  
12 South Beach. And they two, alone, changed the way that  
13 southern Miami is. And some of us may now joke, my brother  
14 who lives there says that the best thing in Miami is that  
15 it's so close to the U.S.

16 But the bottom line is that it completely changed  
17 what that city is all about. And you can go to Fort Worth,  
18 you can go to lots of places, and if you pick up on what --  
19 honestly about what you're all about and you create a sense  
20 of place, I think the pride of the people in the place  
21 brings economic development, flat out.

22 CHAIRMAN McCUSKER: Thank you.

23 Any other questions for Dr. Ruiz?

24 Joaquin, thank you very much.

25 ATTENDEE: Thank you.

1           CHAIRMAN McCUSKER: Okay. Our final agenda item  
2 before the call to the audience, so real business, is chief  
3 financial officer conversation. Just to remind the public,  
4 we had voted some time ago to put that position in our  
5 budget and authorize the board to recruit for that.

6           I think we had about 25 submissions expressing  
7 interest in that. We whittled that down to a number of  
8 people that were interviewed by the executive committee.  
9 And we passed a couple of those candidates on to the full  
10 board. They were interviewed in the executive session  
11 today.

12           So I'll open this item up for discussion and  
13 possible action. It should be noted that Jeff Hill departed  
14 the meeting at 4:28. We still have a quorum.

15           MR. RITCHIE: Fletcher, I'd like to compliment  
16 both candidates. I think they're both excellent candidates.  
17 I'd like to make a motion to negotiate with both CFO  
18 candidates in order to achieve the most cost-effective  
19 solution for our CFO position and the District needs.

20           MR. SHEAFE: Are you assigning that to anybody in  
21 your motion?

22           MR. RITCHIE: Well, to the executive committee.

23           MR. SHEAFE: The executive committee, okay.

24           CHAIRMAN McCUSKER: Let me paraphrase that. The  
25 motion was to authorize the executive committee -- which is

1 Alberto, Jeff, and I -- to negotiate with both candidates --

2 MR. RITCHIE: With both candidates.

3 CHAIRMAN McCUSKER: -- or either candidate to  
4 achieve the best economic outcome for the District.

5 MR. RITCHIE: Yeah. But --

6 MS. COX: I would like to second that motion.

7 CHAIRMAN McCUSKER: And Jan seconded that.  
8 Further conversation?

9 She was louder than you, Chris.

10 MR. SHEAFE: I know when to be quiet.

11 MS. COX: I'd also like to add that I -- obviously  
12 not being able to be right there present with the  
13 candidates, I can't give the most definite kind of response  
14 except that --

15 CHAIRMAN McCUSKER: Don't mention names.

16 MS. COX: No, I understand that.

17 -- I felt a lot more comfortable that the first  
18 candidate that we interviewed was more likely to give it a  
19 full-time effort if we find that it required that. So I  
20 just want to say that.

21 CHAIRMAN McCUSKER: All right. Duly noted. Call  
22 for the question. Motion has made, seconded. All in favor,  
23 say aye.

24 (The board voted and motion was passed)

25 CHAIRMAN McCUSKER: Motion carries.

1           We will move on that posthaste and try and get  
2 that position filled as quickly as --

3           MR. SHEAFE: Mr. Chairman, can I ask about  
4 posthaste? How long do you think it would be before you  
5 would be able to identify the final position and say we  
6 hired somebody?

7           CHAIRMAN McCUSKER: I shouldn't think -- a couple  
8 weeks, I think.

9           Alberto?

10          SECRETARY MOORE: Yeah.

11          CHAIRMAN McCUSKER: Two weeks tops.

12          MR. SHEAFE: So we should have this decision made  
13 two weeks tops. And the executive committee is now  
14 authorized to move forward without any further follow up.  
15 That's my understanding.

16          CHAIRMAN McCUSKER: Correct.

17          MR. SHEAFE: Okay.

18          CHAIRMAN McCUSKER: This is the time in our  
19 meeting for calls to the audience. I don't see any. This  
20 would be some sort of record.

21          Ingrid?

22          Well, come on. All right. Meeting is adjourned.

23          MR. SHEAFE: We need a second.

24          CHAIRMAN McCUSKER: We need a motion. I just  
25 can't adjourn the meeting.

1 MR. RITCHIE: Moved over here.

2 SECRETARY MOORE: I second.

3 CHAIRMAN McCUSKER: All in favor?

4 (The board voted and motion was passed)

5 (Meeting adjourned at 4:32 p.m.)

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C E R T I F I C A T E

I, John Fahrenwald, certify that I took the shorthand notes in the foregoing matter; that the same was transcribed under my direction; that the preceding pages of typewritten matter are a true, accurate, and complete transcript of all the matters adduced to the best of my skill and ability.

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John Fahrenwald