



RIO NUEVO MULTI-PURPOSE FACILITIES DISTRICT BOARD MEETING

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\$200 million threshold (construction cost) of public or district owned facilities within the site.

The City must match funds on a dollar for dollar basis.

- The City may audit/review ADOR data with respect to revenue calculations within the District site.
- An outline of powers and duties of the District Board was provided. Conflict of interest issues were outlined.
- The use and receipt of tax increment funds was outlined.

Secretary Corky Poster asked if any annual or monthly targets were developed to enable the Board to determine if revenue stream is as projected. Monitoring of revenues will be ongoing by City staff.

Chair Suarez asked how conservative are the economic projections? Estimates were both "realistic and conservative."

- Construction sales tax revenue also qualifies as a revenue generator for District, city audit process would capture the District's share.

Item 4: Administrative Arrangement and Staffing Plan - Kay Gray

Review Presentation of December 14, 1999 memorandum from the City Manager.
Review of Project Interim Financing handout.

Item 5: Approval of Intergovernmental Agreement

IGA approval

Resolution 1999-003

moved for approval by Secretary Poster

seconded by Alice Eckstrom

Motion passed 3-0 (O. Hernandez absent) Resolution 1999-003 approved.

Item 6: Selection and Composition of Citizens Advisory Committee

Mr. John Jones outlined the Citizens Advisory Committee (C.A.C.) proposal contained in the December 14, 1999 memorandum from the City Manager. It will return to Mayor and Council February 7, 2000 for discussion. Mayor and Council will make the ultimate decision with respect to the composition and role of the C.A.C.

Secretary Poster asked for comments on the Rio Nuevo Broadway **corridor** coalition proposal. Diane Hadley spoke elaborating on the background of their proposal and of discussions with the Natural and Cultural Heritage Alliance. Dian Magie spoke regarding the Alliance's perspective and background to the proposal.

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Valerie Vidal noted that additional discussions with neighborhoods should take place prior to the Mayor and Council discussion, thus the date of February 7, 2000 was selected.

Mr. Jones noted that a draft action plan is under development, which would be brought before the Board and when the C.A.C. is formed, to that CAC.

T. Van Hook asked how the proposed C.A.C. would integrate with other existing committees, commissions - Mr. Jones replied that the proposed C.A.C. simply is in addition to existing committees and does not supplant those existing committees.

Ms. Chris Tanz asked if there was a precedent for a large committee. Mr. Jones noted that the Sonoran Desert Protection Plan committee is similarly sized.

Mr. Keith Walzak asked about discussions regarding upcoming Master Planning needs. Mr. Jones indicated a draft action plan would address many of Mr. Walzak's concerns. Mr. Walzak noted the design review process may be somewhat unique. Mr. Jones again referred to the Master **Planning** process as the vehicle to address that concern.

Secretary Poster noted concerns regarding the City Manager's proposal.

Ms. Angie Quiroz noted again that meetings should be held after 5:00 p.m.

Ms. Dian Magie referred to a 2: 1 match issue as related to museums. How do museums participate in master planning and financing process? Ms. Gray noted that the museums in some instances might have their own financial and operational issues to manage themselves.

Secretary Poster asked who would own the land on which the projects lie? Mr. Hicks noted either the City or the District would likely own and lease the property.

Ms. Magie noted other funding sources and concerns relative to ownership rights should be considered. Ms. Gray agreed.

Item 7: Call to **the** Audience:

Mr. Brian Flagg noted that IDA bonds might be available for the use of housing purposes. Mr. Hicks and Mr. Blandford indicated many guidelines would have to be adhered to.

Mr. Jones stated that an IGA to outline item #4 would be forthcoming. Ms. Quiroz asked about priorities of projects. Mr. Jones responded, alluding to existing brochures and upcoming master plan process.



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Ms. Quiroz referred to barrio preservation issues, expressing a concern that those issues be addressed. Ms. Gray responded that those issues would be addressed in the master planning process. Ms. Quiroz asked about living wage issues. Ms. Gray noted that the Board would likely follow City procurement guidelines.

Ms. Jeannie Shaw noted support for Secretary Poster's comments regarding C.A.C. composition. Ms. Tanz echoed the comments of Ms. Shaw. Secretary Poster noted that the actual siting of private projects within the District site is not under the purview of the District Board.

T. Van Hook noted that any neighborhood "clusters" be well defined, with specific criteria. Ms. Magie noted individual concerns within clusters may be an issue.

Item 8: Date, Time and Location of next meeting:

February 9, 2000 was noted as a possible time for the next meeting.

Item 9: Adjournment

Secretary Poster moved for adjournment, seconded by Alice Eckstrom, unanimously approved.