

Minutes of the October 11, 2000
Rio Nuevo Multipurpose Facilities District Board

Approved on: 11-08-00

1. Call to Order/Roll Call

Chair Ruben Suarez called the Board meeting to order at 6:05 p.m" Wednesday, October 11, 2000 at the Apache/Cochise Meeting Room of the Tucson Convention Center, 260 South Church Avenue, Tucson, Arizona.

Present:

Chair Ruben Suarez Secretary Corky Poster Alice Eckstrom

Absent/Excused: Olivia Hernandez

Staff Present:

John S. Jones, Project Director John Updike, Project Manager Kay Gray,
Finance Director
Bill Hicks, Esq" Snell & Wilmer Marty McCune, Historic Program Administrator

it was determined that a quorum was present.

2. Approval of Minutes

Ms. Eckstrom moved approval of the September 13" 2000 minutes, Mr. Poster seconded the motion. Motion passed unanimously (1 1-0).

3. Status of Rio Nuevo Master Planning

Mr. Jones provided an update regarding Hunter Interests' activities, and reviewed the brochure that was recently published regarding the project and the timelines associated with the project, Mr. Jones outlined the anticipated public presentations and desired outcomes from those gatherings scheduled between now and into early 2001.

4. Status of Archeological & Historical Research Consultant Services

Ms. McCune provided an update on the archeological work by:

- Reviewing the schedule;
- Reviewing the locations of investigations;
- Noting the public involvement process will be extensive; and
- Identifying the team members involved In historic research of the project.

Mr. Poster noted that this effort should include attempts to explore the area of the Santa Cruz River bottom. Additionally, Mr. Poster inquired as to whether those properties not yet acquired would be pursued by the consultant. Staff intends to utilize appropriate contractual mechanisms to gain entry to private property where needed to facilitate the investigations on those parcels. Mr. Poster also requested that the history of Mission Road's construction and the possible prior use of blasting a portion of "A" Mountain be investigated by the team - Ms. McCune stated that issue would be investigated. No action was taken by the Board on this item.

5. October 25, 2000 Presentation by the Smithsonian Institution

Mr. Jones reviewed the communication on this item, and reiterated the purpose of extending this welcome to the Smithsonian officials. Mr. Poster moved and Ms Eckstrom seconded that the Board approve staff's recommendation, Motion carried unanimously (11-0),

6. Acquisition of Tucson Heritage Foundation Properties

Mr. Jones reviewed the communication on this item and outlined the process ahead if approved by the Board. Payments made to the Foundation should be utilized for historic preservation purposes. Mr. Poster moved, and Ms Eckstrom seconded, that the Board approve staff's recommendation to prepare a purchase offer in the amount of \$10,000,000 for the subject properties, and prepare a lien release agreement with the Tucson Presidio Trust for Historic Preservation in the amount of \$3,000,000, all subject to approval by the Tucson Mayor and Council, all pursuant to applicable IGA governing rules and regulations, and clarified by Mr. Hicks that the appraisal is to be completed first. prior to any agreements being structured, Motion unanimously approved 11-0,

7. Acquisition of GSA Properties

Mr. Jones reviewed the communication and relayed the current efforts by the local congressional offices to encourage an expedited GSA decision-making process. Ms Eckstrom moved, and Mr. Poster seconded, that staff be directed to pursue an interim lease of 26-72 East Congress Street, leading to a potential negotiated purchase of the asset, said purchase price not to exceed the fair market value of the property. Motion passed unanimously 11-0.

8. Future Agenda Items

Mr. Poster requested a report on planning efforts surrounding the Rio Nuevo District site, A detailed discussion of neighborhood plans of those neighborhoods surrounding Rio Nuevo and a look at the impacts of Rio Nuevo development to neighborhoods so that pro-active efforts can be engaged to mitigate anticipated effects, Included in that discussion should be which plans may require updates and also communications with the South Tucson Planning Department.

Mr. Jones indicated that Mike Weber has completed his investigatory work in Mexico, and is prepared to make a presentation to the Board at their convenience, Additionally, there will likely be future briefings from the master planning team to the Board in the coming months.

9. Call to the Audience

An audience member questioned whether or not analysis of barriers to crossing Interstate 10 and the Santo Cruz River would be included in the master planning effort, Staff indicated that in fact. that issue will be addressed in the master planning effort, No additional members of the public desired to speak,



10. Next Meeting

The next meeting is scheduled for November 3, 2000 at the Rillito/Sabino Rooms of the Sentinel Bldg, At 320 N, Commerce Park Loop, in Tucson, AZ.

11. Adjournment

Ms, Eckstrom moved and Mr. Poster seconded that the meeting be adjourned, Motion carried unanimously at 6:50 p,m,

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