

Minutes of the February 14, 2001
Rio Nuevo Multipurpose Facilities District Board

Approved on: March 14, 2001

1. Call to Order/Roll Call

Chair Ruben Suarez called the Board meeting to order at 6:20 p.m., Wednesday, February 14, 2001 at the TCC, Leo Rich Theater, 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, District Treasurer
William Hicks, Counsel to the Board

It was determined that a quorum was present.

2. Approval of Minutes

Ms. Eckstrom moved approval of the January 18, 2001 minutes. Mr. Poster seconded the motion. Motion passed unanimously (11-0) {This item was taken out of order following the completion of item 3 on the agenda}.

3. Rio Nuevo Master Plan Public Hearing

Mr. Don Hunter and Mr. Ernie Bleinberger provided a brief presentation on the draft plan, which concluded at 6:50 pm. Approximately 70 members of the public were in attendance for the hearing. Mr. Suarez invited prospective speakers to complete a speakers card and then called each up to speak in order of submittal. When all cards were exhausted, additional speakers from the audience were acknowledged until all that desired to speak were afforded an opportunity to do so.

Speakers, in order of appearance:

- ✓ Herb Stratford, of the Fox Theatre Foundation spoke in favor of the plan.
- ✓ Sal Canchola of Barrios Unidos Land Trust expressed a concern regarding commercial support to new residential units, and a concern regarding provision of adequate shade for pedestrians, and noted plans are always Subject to change.
- ✓ Don Laidlaw, of the Presidio Trust, spoke in favor of inclusion of the Presidio Park element, and in favor of the plan as sensitive and appropriate.
- ✓ Arnold Smith, of Los Descendientes, expressed concerns regarding the need to assemble historical venues west of the Santa Cruz, concern regarding architectural style, and the extent of the Presidio Park element. On the whole, Mr. Smith expressed support of the plan.
- ✓ Sonya Sotinsky of Civitas Sonoran expressed support of the plan.



- ✓ Alfredo Gonzales of Menlo Park N.A. expressed concerns regarding neighborhood impacts, particularly from the outdoor performance venue, which the Association opposes.
- ✓ Michael McDonald of the Native seed Search spoke of partnering opportunities in and around the Mission Gardens site.
- ✓ Loren Daron expressed concern regarding the financing of the plan, and public contributions toward private sector ventures. Mr. Jones outlined the process of leveraging private investment through creation of public venues as the initial incentive.
- ✓ Jon Buck expressed a desire to place additional emphasis on the international mercado, by expanding that concept. It should **serve** not only visitors but barrio residents alike.
- ✓ Robin Pinto of the Santa Cruz River Alliance spoke in favor of the plan's focus on the Santa Cruz River and its restorations. She reminded the audience of an upcoming River Symposium scheduled for the 25th of March.
- ✓ Gayle Hartmann indicated a favorable reaction to the plan with four outstanding issues for her. The first was that the amphitheater is a concern, second, more residential units should be included, third, "**Tucson** architecture" could be defined through a series of design guidelines, and fourth, an emphasis should be placed on local businesses.
- ✓ Lynne Urias expressed a concern regarding the future architecture of projected buildings, and how the public could play a role in the design process.
- ✓ Paul Mackey expressed a desire to see more detail in the financial projections.
- ✓ Sybil Needham expressed a concern regarding the promotion of businesses and a recruitment process for local businesses to relocate within Rio Nuevo.
- ✓ Bill Lesch indicated that a list of concerns from Barrio Viejo neighbors would likely be forthcoming. He indicated no desire for an amphitheater east of 1-10 either.
- ✓ Diana Hadley, of Menlo Park N.A., spoke in favor of the plan. She also expressed a desire to further explore the 1-10 depression concept with ADOT officials.
- ✓ Catherine Rathbun, a Pima Community College student, questioned what would be done to address the homeless in downtown, and required clarification on the distinction between the Mission San Agustin and the Saint Augustine Church on Stone Avenue.
- ✓ Anne Terry Morales, counsel to the Industrial Development Authority (IDA) Board, read a letter of support from Jaime Gutierrez, IDA Board Chair.

Mr. Poster moved to close the public hearing, Ms. Eckstrom seconded the motion. Approved unanimously 11-0.

Mr. Poster thanked the public for their input throughout this process, and the consultants for their patience and appropriate modifications to the plan during the process. Mr. Poster thanked staff and the Citizen's Advisory Committee for their hard work. Mr. Poster suggested the following issues need to be addressed:

- a) Learn from the issues surrounding the history of Urban Renewal;
- b) Learn from the shortcomings of the Downtown Development Corporation in terms of its inability to fulfill its mission statement;
- c) Provide adequate protections and investments to surrounding barrios, and lobby the Mayor and Council to invest City monies in the amount of \$900,000 per year for 10 years in those neighborhoods for a total investment of 59,000,000;
- d) Urge that 1000 new housing units in the District, and 1000 new housing units outside the District be constructed, with an emphasis on affordable housing;
- e) Move the outdoor performance venue (amphitheater) to the long range vision, and remove it from the 10 year plan;
- f) Further refine the financial pro-formas, particularly Rancho Chukson, and in particular, increase TIF funding of Rancho-Chukson to \$2,000,000.



These concepts should be forwarded to the Mayor and Council in a letter urging their support of the draft master plan. Mr. Poster made that into the form of a motion, which was seconded by Ms. Eckstrom. Motion approved unanimously, 11-0.

4. Future Agenda Items

Mr. Jones noted a need to address various business plans of individual project sponsors and an upcoming visit by the Secretary of the Smithsonian Institution.

5. Call to the Audience

No additional audience members desired to speak.

6. Adjournment

Mr. Poster moved adjournment at 8:00 p.m. Ms. Eckstrom seconded the motion. Motion approved (11 -0).

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