

RIO NUEVO MULTIPURPOSE)
FACILITIES DISTRICT,)
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MEETING OF THE BOARD OF DIRECTORS

February 27, 2018
Tucson, Arizona
1:00 p.m.

Reported by: ANTHONY C. GARCIA, RDR, CR
Certified Reporter No. 50218

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1 APPEARANCES:

2 BOARD MEMBERS:

3 Fletcher McCusker, Chairman

4 Chris Sheafe

5 Mark Irvin

6 Jeffrey Hill

7 Jannie Cox

8 Edmund Marquez

9 ALSO PRESENT:

10 Mark Collins, Board Counsel

11 Brandi Haga-Blackmon, Operations
12 Administrator

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15 BE IT REMEMBERED that the Meeting of the
16 Board of Directors of the Rio Nuevo Multipurpose
17 Facilities District was held at the Arizona State
18 Building, 400 West Congress Street, Room 222, in the
19 City of Tucson, State of Arizona, before ANTHONY C.
20 GARCIA, RDR, CR, Certified Reporter No. 50218, on the
21 30th day of August 2016, commencing at the hour of 1:00
22 o'clock p.m.

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P R O C E E D I N G S

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CHAIRMAN McCUSKER: Mr. Sheafe, do you want to lead us in the pledge.

(Pledge of Allegiance.)

CHAIRMAN McCUSKER: You've been handed the minutes. They are from the January 23rd, meeting. They are verbatim transcripts.

Any questions, comments? If not, someone move to approve.

(Motion moved, seconded and passed unanimously.)

CHAIRMAN McCUSKER: This is the time we set aside for Executive Session. We need a motion to recess.

(Motion moved, seconded and passed unanimously.)

(In Executive Session.)

CHAIRMAN McCUSKER: We need a motion to reconvene.

(Motion moved, seconded and passed unanimously.)

CHAIRMAN McCUSKER: We're back in public session.

I missed my estimate by a good 20 minutes.

1 It's the lawyer's fault. See, he didn't even show up.

2 Obviously, we have three very important
3 things on the agenda, probably maybe three of the most
4 important things, particularly in terms of scale, that
5 we've ever reviewed. Give you a quick update on some
6 things going around downtown. Most of these are
7 current as of today. I think you will find them
8 interesting and refreshing.

9 The Caterpillar project immediately across
10 the freeway, they will start on masonry and steel this
11 week. You may remember we had to caisson into that
12 property, because it's a former landfill. They did
13 advise me that they will reopen the bike path on
14 Wednesday.

15 City Park is shooting for a June opening.
16 This picture up on our TV is the interior rendering of
17 the Hexagon space inside of City Park. So Hexagon
18 advised me they have taken an additional 10,000
19 square feet in the City Park building. That's
20 basically the fifth floor. And they've also upsized
21 their employee count now to 200. And they'll have this
22 really spectacular kind of industrial open interior
23 that you see so much today in places, in Silicon Valley
24 or Austin or San Diego, Portland.

25 They've also advised me that the food hall is

1 now 100 percent leased and they expect a June opening
2 on that. I think everybody's been to the new
3 Playground and Hub. They are open and spectacular.
4 Mr. Irvin and I tried to check into the AC Marriott a
5 couple weeks ago to be told they were 100 percent
6 booked, but if you could get a room, it was \$429.

7 MR. IRVIN: Actually, it was \$469.

8 CHAIRMAN McCUSKER: \$469. So they gave me a
9 better rate than they gave you.

10 The TCC Hotel, the Caliber project, we've got
11 through zoning. We're waiting for them to take the
12 next move in terms of that project.

13 Some information from our friends at the TCC
14 was quite uplifting. If you are following the
15 Roadrunners, you know that we're in second place in the
16 league and likely headed to the playoff. I think that
17 adds six or eight games to the TCC.

18 But for the year just ending, the TCC was
19 booked for 330 days out of 365 day year. They had 568
20 event days. So that means many of those days they had
21 more than one thing going on. And I was astonished to
22 hear that the last year's attendance, the TCC was
23 523,669 people. And we know from our own economic
24 studies that those people spend, on average, about \$30
25 when they are downtown. So that's a \$15-million-a-year

1 economic impact. The Roadrunners are averaging 4030
2 fans a game, so 120,000 or more of those fans are
3 hockey fans. More to come.

4 Dan, you ready with your financial report?

5 MR. MEYERS: I'm Dan Meyers, the CFO of Rio
6 Nuevo.

7 Following all that good news, as of
8 January 31st we've got about \$7 millions dollars
9 sitting in the bank. Our committed funds for the next
10 year are about five-point -- almost 5.7 million, so
11 there's a spread of \$1.3 million dollars. The better
12 news is that we are coming into the time of our fiscal
13 year when our income usually goes up. The primary
14 reason for that is because we pay our debt service over
15 on the first 10 months, so anything received in May and
16 June all goes on to our bottom line.

17 Brandi has been working like crazy on trying
18 to update our database, and she's discovered quite a
19 few people that have not been properly filing the TPT
20 report on a monthly basis. And we've also, between the
21 two of us, we found a lot of other people that have
22 been filing incorrectly for one reason or another. So
23 I'm expecting a pretty good windfall of money over the
24 next four months from those people, I'm guessing
25 somewhere in the \$1.5 million range. So hats off to

1 Brandi. She has really been doing a great job tracking
2 those people down.

3 Also, we see about a \$1.3 million spread
4 between our cash on hand and our upcoming commitments.
5 Another thing to keep in mind, on an annual basis we
6 pretty much are able to get 2.5 to \$3 million each year
7 that we can use for funding. So even though this looks
8 a little tight, I think that's much more optimistic
9 than this shows here.

10 CHAIRMAN McCUSKER: Let's put that in context
11 a little bit in terms of some of the things we're
12 looking at, particularly to that scale.

13 Obviously, we don't build a lot of buildings
14 with \$4 million, which is pretty much what I heard you
15 think we might have this year excess. That's why the
16 site specific sales tax rebate has become so important.
17 What we're doing there, in lieu of cash, is returning
18 the retail sales tax from that specific site back to
19 the operator over some period of time. So we're really
20 using their money to advance their project. The most
21 important thing for them is time. They typically look
22 to a 10-year window to make the rebates work for
23 financing.

24 So I think the moral of that story as we look
25 at projects, we can continue to fund some smaller-scale

1 projects. We've been able to historically leverage 10
2 to one. So if we got 4 million, we might be able to
3 attract 40. But these bigger projects, two of which
4 we're going to hear about today, rely more on the sales
5 tax rebate than they do on cash up front. So I think
6 as long as we stay away from putting huge cash
7 commitments in and use the rebate going forward, we
8 should be fine.

9 MR. MEYERS: Then, like I said earlier, I
10 think we're doing a really good job, primarily Brandi
11 is, at getting our database updated, more pure. So
12 that gives us a better ability to attract people that
13 have, for some reason, fallen off the grid.

14 Open for any questions.

15 CHAIRMAN McCUSKER: And for people that don't
16 follow us, we collected a million-three in the most
17 recent month, about 30 percent over our budget. But
18 don't forget, we have \$900,000 a month that goes back
19 to the old City bonds. So even with collections up,
20 the most we're going to make available for us as cash
21 is three to 400 grand a month.

22 MR. MARQUEZ: I see in the notes that we've
23 yet to collect the December, January TIF revenue. Is
24 this because the State Legislature's in session or --

25 MR. MEYERS: No. It's a time of when the

1 merchants collect the tax, then they file the following
2 month, and then we get it 60 to 90 days later. So this
3 is a typical thing. They are actually a few days ahead
4 of where they normally are, so this is just a typical
5 cycle.

6 MR. MARQUEZ: Kudos to Brandi for finding --
7 that's fantastic.

8 MS. COX: Yeah, good job, Brandi.

9 CHAIRMAN McCUSKER: Any questions for Dan?

10 Dan, thank you very much. Thanks for all
11 your hard work.

12 Item number seven on the agenda is 75 East
13 Broadway. Development Agreement is term of art.
14 Mr. Collins, let me try and paraphrase where we are.
15 You'll probably have to interrupt me. But in December
16 of 2016 I believe we entered into a lease option
17 agreement with Pima County to control this parcel in
18 September-ish of '17. We released request for
19 proposals, and JE Dunn is what we call the awardee.
20 Just, basically, they are the highest ranked proposal.
21 So we've been working with them since to identify what
22 it is they intend to do and what they need from us to
23 activate that extraordinary plan. I should have put a
24 rendering up on it.

25 But to refresh your memory, what they've

1 offered to build is a 20-story mixed use tower, two
2 floors of retail, several levels of parking and the
3 rest Class A office. Extraordinarily -- so all
4 financed by themselves.

5 So our contribution is in the site prep.
6 What the Development Agreement provides is a period of
7 time, 120 days, for both of us to move the ball forward
8 without any unreversible commitments to one another.
9 And during that period we would do some work
10 researching the property.

11 So if I didn't do an adequate job of that,
12 fill in the blanks.

13 MR. COLLINS: Mr. Chairman, I think you
14 nailed it.

15 The Development Agreement is a step in the
16 process between the District and the JE Dunn team. It
17 is going to, should it be executed, govern as you say
18 the first 120 days. During that time period the
19 District will be doing due diligence on the property.
20 At the end of that period, the hope is that we would
21 then have a sublease. We, the District, would
22 sublease -- or lease, excuse me -- the property from
23 the County and enter into a sublease of that property
24 to Dunn for the design and construction period of the
25 property.

1 But the Development Agreement that we're
2 talking about today just covers the first 120 days. It
3 lays the groundwork for the next couple of stages. But
4 it is a time when the District would do the due
5 diligence, phase one, ALTA, serveway, archeology,
6 geotechnical stuff, all of the things that will be
7 necessary, regardless of whether this deal goes through
8 or not. So that's what we would be doing, and during
9 that time period Dunn is also doing its due diligence
10 on the other side of the equation, trying to determine
11 if can really build a building of the size that you've
12 just described. So the Development Agreement that we
13 have discussed in E-Session provides a basis for that
14 period.

15 CHAIRMAN McCUSKER: The developer's here,
16 Todd's in the audience, if you have any questions
17 directly of JE Dunn. We saw the agreement in Executive
18 Session.

19 Maybe just a quick update on where you are
20 with the project and your comfort level with the
21 development.

22 MR. FREED: My name is Todd Freed. I'm a
23 Vice-President with JE Dunn.

24 To speak to the comments on whether we can
25 build this building. Very much can, very much want to,

1 excited about the commitment to Tucson and the
2 opportunities here. Every week goes by we see -- we
3 hear more and more interest, which is all a good thing.

4 We've started conversations with the County
5 and with the City about the opportunity that both have
6 structured management of parking, and possibly one of
7 those two would manage the 500 to 600-car parking
8 garage, and cover weekend activities and different
9 things like that, so that suddenly downtown Tucson
10 would have a much needed, I believe, parking garage.
11 So very positive comments there. So that kind of is
12 facilitating our progress forward.

13 And then we are also working with teams to
14 kind of progress our studies. We've already started,
15 in theory, our 120 days in progressing forward,
16 Fletcher.

17 Any questions that I can maybe address?

18 CHAIRMAN McCUSKER: Questions for Todd?

19 Thank you.

20 MR. FREED: Thank you, sir. Thank you, guys.

21 CHAIRMAN McCUSKER: Okay. With that, I'll
22 entertain a motion.

23 MR. SHEAFE: You want to try it, Mark?

24 MR. IRVIN: I'll let you take a shot. I get
25 so much pleasure watching you make a motion.

1 MR. SHEAFE: Right. Mr. Chairman, I move
2 that we approve the Board to -- or the Executive
3 Officers -- well, first, we approve our counsel to
4 complete negotiations on the interim lease, we approve
5 the concept of leasing from the County, and we approve
6 a motion for the Executive Officers to work with
7 counsel to finalize the numbers as we finish the
8 process of completing the archeological clearance, the
9 phase one clearance.

10 And trying to remember, what else do we need
11 put in?

12 MR. IRVIN: Phase one, ALTA.

13 MR. SHEAFE: Well, yeah, and then the ALTA.
14 I had forgotten that. Okay. So let's repeat that.
15 Archeology, phase one and ALTA.

16 MR. COLLINS: The Geotek component as well.

17 MR. SHEAFE: And the Geotek. You are
18 correct.

19 So my motion includes all four of those
20 authorizations.

21 CHAIRMAN McCUSKER: I think what you didn't
22 do was authorize us to approve the Development
23 Agreement itself, however.

24 Did you hear that in that motion,
25 Mr. Collins?

1 MR. SHEAFE: I didn't put that in there.

2 CHAIRMAN McCUSKER: So that's really the
3 action item, is to approve the DA, and contained in
4 that DA is all of that stuff.

5 MR. SHEAFE: We're approving all the steps
6 precedent to the Development Agreement, and then
7 approving, having the Executive Officers work with
8 counsel to approve the Development Agreement.

9 MR. COLLINS: Provided there's no material
10 changes from what we've discussed.

11 MR. HILL: I'll second that.

12 CHAIRMAN McCUSKER: Okay. So if you pare
13 that down, the motion is to approve the development --
14 to authorize the Executive Officers to execute the
15 Development Agreement, so long as there are no material
16 changes, and authorizes the steps leading up to that,
17 which he appropriately named.

18 Is that clear as a bell?

19 MS. COX: It is.

20 CHAIRMAN McCUSKER: Okay. Brandi, will you
21 call the roll.

22 Did we get a second that?

23 MR. HILL: I seconded it.

24 (Roll taken; motion unanimously passed.)

25 CHAIRMAN McCUSKER: So by a vote of six to

1 zero, that passes unanimously.

2 Todd, thank you for your hard work.

3 Then I guess the next steps, Mr. Collins,
4 we'll will hear from you during the next 120 days or
5 sooner?

6 MR. COLLINS: Yes, Mr. Chairman, Members of
7 the Board.

8 CHAIRMAN McCUSKER: Okay. That's a huge step
9 for Tucson. And we're really thrilled to see JE Dunn
10 in our back yard again. Thank you very much.

11 Item number eight, the IGA with the City.

12 While this has taken over a year of
13 processing, I think we can now say the RTA, the City of
14 Tucson and Rio Nuevo have the potential agreement at
15 hand. The City Council approved it a couple weeks ago,
16 we've reviewed the final draft form in Executive
17 Session.

18 To refresh everyone's recollection of what
19 we're doing and not doing along Broadway, the City of
20 Tucson is widening Broadway. We have nothing to do
21 with that. We've chosen multiple times not to have
22 anything to do with that, however, many of those
23 affected properties are, in fact, current retail
24 properties within the Rio Nuevo District. On the north
25 side of the street, some 40 of those properties will be

1 acquired by the City to make room for the roadway, but
2 they are not necessarily in the right-of-way. They
3 lose their frontage, they lose their sidewalks, but the
4 buildings themselves are perfectly intact and usable.

5 Once we learned that, we approached the City
6 and the RTA that, instead of tearing them down, why
7 don't they title them to us. We will rehabilitate and
8 find tenants for those buildings. That, A, puts them
9 back into the sales-tax-paying position. And then once
10 they are remodeled and leased, we would be honored to
11 sell those buildings, and the proceeds would then go
12 back to the RTA.

13 That's precisely what this Intergovernmental
14 Agreement provides for, the tri-party agreement. The
15 City's using our RTA funds to acquire these properties.
16 Once they are acquired and we indicate our interest,
17 they will title them to Rio Nuevo. It's basically
18 three blocks on the north side of Broadway. We'll work
19 with private developers and current merchants. I think
20 that's an important part of this. Many of those
21 people, we can say, we'll put them back into business.
22 Hopefully, create some sort of interesting reasons to
23 go to those sections on Broadway. And then once that's
24 complete, we'll sell them and the proceeds go back to
25 the RTA.

1 Did I miss anything, Mr. Collins?

2 MR. COLLINS: No, Mr. Chairman. I think
3 that's accurate.

4 MR. HILL: Mr. Chairman, I would add, also,
5 besides sales tax, property tax.

6 CHAIRMAN McCUSKER: That's true. Once
7 they're privatized, they go back to the tax rolls.

8 Thank you, Mr. Hill.

9 Any discussion further? If not, we need a
10 motion to approve the Intergovernmental Agreement
11 between the City, Rio Nuevo and RTA.

12 MR. SHEAFE: The motion is to authorize
13 counsel to prepare the Intergovernmental Agreement and
14 to have the Executive Officers approve it, provided
15 there are no major changes to what's just been
16 discussed.

17 MR. COLLINS: And executed.

18 MR. SHEAFE: And executed.

19 CHAIRMAN McCUSKER: So the motion is to
20 authorize Executive Officers to review and execute the
21 IGA, so long as there's no material changes.

22 Brandi, call the roll.

23 (Roll taken; motion unanimously passed.)

24 CHAIRMAN McCUSKER: Resoundingly ayes.

25 This is probably the triple win tax thing

1 that we've done. We create tax sales, we create
2 property tax, and we stop some 40 properties from being
3 turned down.

4 MR. HILL: And the motion carried.

5 THE COURT: Yes, it did carry. I'm sorry. I
6 missed the whole thing. The motion carries.

7 MR. HILL: I thank you.

8 CHAIRMAN McCUSKER: He continues to
9 demonstrate his lifelong value to our Board.

10 Item number nine. This is really very early
11 in the conversation, but we have entered into a very
12 important dialogue with the Tohono O'odham Nation about
13 the so-called "A" Mountain Landfill at the base of "A"
14 Mountain. It's 27 acres of methane-producing landfill.
15 It's been a constant struggle for us in terms of what
16 you do with it.

17 We did get a hard bid, thanks to the work
18 done with Caterpillar. To remediate that would be
19 \$22 million. We do know its ancestral to the Tohono
20 O'odham. We do know that it's, in fact, pre-Hohokam.

21 So we're pleased to be able to have the
22 conversation at this point. I cannot tell you where it
23 will go or what could happen, but to have the Native
24 Americans interested in having a conversation with us
25 about partnering on that parcel is an important step.

1 So all I'm looking for is your authorization
2 to continue to discuss with Tribal Council the
3 opportunities on that parcel.

4 MS. COX: So moved.

5 MR. IRVIN: Second.

6 CHAIRMAN McCUSKER: Any further conversation?
7 Brandi, call the roll.

8 (Roll taken; motion unanimously passed.)

9 CHAIRMAN McCUSKER: We might see the Tribal
10 Council as early as March, I understand. So stay tuned
11 for that.

12 This is the time set aside for call to the
13 audience.

14 Brandi, did you get anybody?

15 In no particular order, Diana Hadley.

16 Introduce yourself, and you've got three
17 minutes.

18 MS. HADLEY: Diana Hadley. I live almost
19 across the road from the "A" Mountain Landfill, and
20 I've been there since 1986, so I've been able to
21 observe the evolution of the surface of that landfill
22 from totally vacant land, to a huge homeless camp, to a
23 roadway for the Caterpillar construction.

24 In any case, what I wanted to say is that
25 there is potential for really developing that site as a

1 unique-to-Tucson fabulous attraction. There is a
2 movement throughout the whole country of restoring
3 historic landscapes, and thanks to the landfill, we
4 have that undeveloped, and we have it as a potential
5 historic landscape.

6 There's a big movement for urban wildlife
7 refuges. And on "A" Mountain and on Tumamoc Hill there
8 are currently whitetail deer, there are mule deer,
9 there are gray fox, there are burrowing owls. I mean,
10 this is a real resource for Tucson. And if we're going
11 to do something with that land, it would be wonderful
12 to do something that would be revenue-generating.
13 Maybe not immediately by -- in the way of a commercial
14 revenue that would be paid instantly, but ecological
15 tourism and culture tourism are two of the most
16 lucrative types of tourism we have in Southern Arizona,
17 and they are also tidy and very attractive types of
18 tourism to have. So this would be a great spot for
19 that.

20 And I would also like to mention that there
21 is a big difference between landfill removal and
22 landfill remediation. To remediate means to fix and to
23 repair, whereas, removal means to take something out.
24 And there's this huge confusion in discussing
25 remediation, because remediation is getting used in the

1 press as a term for removal.

2 And this landfill could be remediated with
3 some kind of soil addition, like has been done for the
4 Caterpillar site. Huge amounts of new, better soil
5 have come into the Caterpillar site. And if it were
6 resurfaced without removing the landfill, without
7 removing it but truly remediating it, the vegetation
8 will grow. And the vegetation is actually growing, and
9 the methane that it produces has not been a problem for
10 the growth of the plants.

11 In any case, what I wanted to do -- I'm not
12 sure who I should give this to you, but this is a
13 study.

14 CHAIRMAN McCUSKER: Brandi, make sure they
15 get around.

16 MS. HADLEY: Great. These are copies of a
17 study that was done by Phil Rosen. I think some of you
18 have seen this. It is for a Sonoran Desert Park
19 proposal, and this would be something that could be
20 used for noninvasive recreation, for wildlife watching,
21 for watchable wildlife, for bird watching. And, like I
22 say, all of those sources of income generate other
23 income through hotel stays and restaurants. And this
24 is a beautiful proposal that I think Rio Nuevo was
25 involved in in Rio Nuevo Phase Two, not in the current

1 Rio Nuevo phase. But it's a beautiful study, and it's
2 inexpensive, and it doesn't require removing any
3 landfill.

4 And the other information that we have is
5 considerations for appropriate use, which list cultural
6 and historic considerations for this site, ecological,
7 neighborhood quality of life, economic considerations
8 Tohono O'odham considerations, and Mission Garden
9 considerations.

10 So I hope that everybody will take a quick
11 look at these two documents. And thank you for
12 everything that you have done to help Mission Garden.
13 Friends of Tucson's Birthplace really appreciates your
14 support.

15 CHAIRMAN McCUSKER: Diane, thank you very
16 much.

17 Raul Ramirez.

18 MR. RAMIREZ: Thank you, Mr. Chairman, for
19 the opportunity, Members of the Board.

20 My comments have to do with recent --

21 CHAIRMAN McCUSKER: Your name, for the
22 record.

23 MR. RAMIREZ: Raul Ramirez. I'm a west side
24 resident. I represent myself.

25 My comments have to do with a recent article

1 that came out in Tucson magazine. And actually I
2 brought an old issue, and this is the issue where
3 Fletcher has a nice article about being the man of the
4 year.

5 CHAIRMAN McCUSKER: A lot of photo shop work
6 in that.

7 MR. RAMIREZ: It looks pretty good. But the
8 article that I'm going to make reference to is winter
9 2017, page 134. And I'm not going to tell you who they
10 were interviewing till at the end. It's very short.

11 It says: Striking the proper balance between
12 downtown's rich history and ongoing new development, we
13 need to preserve our history when we can. Luckily, we
14 have dedicated and passionate neighborhood groups
15 overseeing a lot of that. But Downtown Tucson
16 Partnership needs to take on that role for ourselves as
17 well. We need to think creatively.

18 So this was an interview when the new CEO,
19 Kathleen Erickson, came in. And the reason I liked it
20 was because it talks about three things that I think
21 are real important, the intersection between
22 development, history and community. And each of these,
23 in my opinion, really -- we need to try to keep them in
24 some sort of balance. I think a lot of times I see --
25 personally, I see Rio Nuevo more on the development

1 side, which I get, because that's why you were created.
2 But without honoring the history and also how do you
3 work -- in here it says community, but I would see that
4 as, you know, stakeholders, right. And so, it's real
5 important to try to work with that, all three of those
6 aspects.

7 Also related to the landfill, you know, this
8 is the land of the birthplace of Tucson, but it's also
9 the historic ancestral land of the Tohono O'odham,
10 particularly the people from San Xavier District. In
11 working with them, I'm talking about the community,
12 it's very important to approach them in a very
13 respectful manner and not as a business person
14 dictating to them, but really in a collaborative
15 fashion, inviting their input. Because if they foresee
16 it as these are our requirements, and if you don't
17 match them, they are going to say forget it. Because I
18 think this really has an opportunity to put Tucson on
19 the map nationally, because I don't know of any
20 projects or any communities that ever gifted the land
21 back to the O'odham, to a native group.

22 And I think the intersection of the three,
23 development, history, community, also apply to the
24 Tucson Origins Heritage Park. And I know Fletcher and
25 I have had several discussions, and he says, well, it's

1 not going to help, and then I say, well, then I'll
2 continue to be a broken record. So I just want to
3 remind you that I think it's important to honor the
4 history of Tucson, and you have it within your part to
5 do that.

6 And, Fletcher, you're not going to get fired.
7 This tells me you're not going to get fired.

8 CHAIRMAN McCUSKER: Thank you very much.

9 And then, finally, Josefina Cardenas.

10 MS. CARDENAS: Buenas tardes. Josefina
11 Cardenas, a resident of Barrio Kroger Lane.

12 First of all, I would like to correct the
13 sacredness we have in hand and that you have in hand of
14 all these years, and it seems to me that you are
15 getting into more further in a movement of sacredness.
16 Because this is not the landfill property if not the
17 original birthplace of Tucson. And in Espanol it's la
18 cuna, the cradle of Tucson. So you're at this moment
19 of holding this cradle, this cradle that this child has
20 been so much abused and oppressed within all these
21 years. And it's in your responsibility, Creator has
22 given you to make the best of this situation. And you
23 have that opportunity, that blessing of bringing us all
24 together. Because I would say not only City has a role
25 in this, because what has happened of turning it into a

1 landfill, but all of us, because we have let it be in
2 that way.

3 And look how long has it taken. Rio Nuevo
4 started in 1999, 17 years now, and this land has been
5 the most inhabited and cultivated for a thousand years.
6 Imagine what we have done to our birthplace. And this
7 crater is in your hand.

8 Like I mentioned to Fletcher, I think I need
9 to apologize, because in September 26, 2016, we
10 proposed to you a multicultural family education site
11 to be on this sacred land, that included a question
12 arena. And what better place to be for all cultures to
13 come together in Laguna, Laguna de Tucson. And now,
14 even more deeper that this possibility and blessing of
15 returning this gift, this cuna, back to its original
16 people. I can see ceremony, I can see ceremony there
17 and many people coming together.

18 And I applaud you, and I wait for this moment
19 that I ask Creator for that blessing of being there at
20 that moment, because anything can happen. Right now
21 we're here and tomorrow we don't know. So I thank you
22 for all our generations and our generations to come
23 that you are taking care of this moment now and not
24 leaving it to our grandchildren to take care of this
25 situation we came into, turning our birthplace, our

1 cuna, into a landfill, into a dump. I want to give you
2 thanks. Gracias.

3 CHAIRMAN McCUSKER: Josefina, thank you.

4 Brandi, did you get another card?

5 MS. GARCIA: Hi. I'm Margo Garcia, I live in
6 midtown of Tucson, and I'm here speaking for myself.

7 Members of the Board, it's a pleasure to be
8 here. It's my first visit to this particular Board,
9 and I wanted to especially to thank you for what you've
10 done for Broadway.

11 I've been part of the Broadway coalition,
12 working over the last six and seven years to try to
13 retain a sense of place there. And I'm so excited that
14 you finally got it about the fact that there were
15 viable businesses there with sales tax, with property
16 tax, and the City was just going level them. And we
17 tried and tried and tried to get them to understand
18 that. So thank you, thank you.

19 And I'm just really proud, Fletcher, you've
20 been a leader in this, that you got it that, you
21 understand, stood, that it was really crazy to be
22 demolishing your income base when the City has been
23 struggling for a thousand dollars here and thousand
24 dollars there. I don't have the most recent sales tax
25 numbers, but the ones from about four or five years ago

1 was running about \$2 million in total sales tax coming
2 off. You will get a small percentage of that.

3 So thank you very much for doing that, for
4 hiring the project, the People for Public Places, and
5 the work that they've done. I think it's a very
6 exciting opportunity, and I really look forward to it
7 moving forward. And it sounds like you've negotiated
8 all the hurdles that have been along the way.

9 And the other thing, just a little piece of
10 history. Some of you may remember, been around here
11 long enough, that I served in the Tucson City Council
12 '75 to '77. And I first started talking about a Tax
13 Increment Financing District in those years, and I can
14 remember talking with Roy Drachman, who at that time
15 was President of the ULI. He said, that's the craziest
16 idea I've ever heard of. I said, well, it may be
17 crazy, but it works, and it's working in other parts of
18 the country, and I think we need to pay attention to
19 it.

20 And so, some of us started some of these
21 concepts going forward, so I'm really proud to see how
22 it's developed. And thank you for all your hard work
23 and your successes.

24 CHAIRMAN McCUSKER: Margo, thank you very
25 much.

1 Abelardo, is that right? Did I mispronounce
2 that?

3 Oh, si senior. You're going to have to step
4 around that big box.

5 (Abelardo Amezquita addressed the Board.)

6 CHAIRMAN McCUSKER: How old are you? Five.

7 So let the record show five-year Abelardo
8 spoke to us, very meaningful words. Thank you. Very
9 brave young man. It's hard to speak in front of people
10 especially.

11 Okay. Entertain a motion to adjourn.

12 (Motion moved, seconded and passed
13 unanimately.)

14 (Record closed at 2:45 p.m.)

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REPORTING FIRM CERTIFICATE

THIS FIRM CERTIFIES the ethical obligations set forth in ACJA 7-206 (J)(1)(g)(1) through (6) are in compliance and have been met.

WITNESS MY HAND this 28th day of February 2018.

KATHY FINK & ASSOCIATES, INC.
No. R1003