

RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT

BOARD MEETING

Tucson, Arizona

January 23, 2018

1:00 p.m.

REPORTED BY:

John Fahrenwald, RPR

Certified Reporter No. 50901

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KATHY FINK & ASSOCIATES

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BOARD MEMBERS PRESENT:

- Fletcher McCusker, Chair
- Chris Sheafe, Treasurer
- Mark Irvin, Secretary
- Jannie Cox
- Edmund Marquez
- Jeffrey Hill

ALSO PRESENT:

- Mark Collins, Board Counsel
- Brandi Haga-Blackman, Operations Administrator

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BE IT REMEMBERED that the meeting of the Board of Directors of the Rio Nuevo Multipurpose Facilities District was held at the Arizona State Building, in the City of Tucson, State of Arizona, before JOHN FAHRENWALD, RPR, Certified Reporter No. 50901, on the 23rd day of January, 2018, commencing at the hour of 1:00 p.m.

P R O C E E D I N G S

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CHAIRMAN McCUSKER: We'll call this meeting to order. Everybody ready to go? Okay.

Edmund, you are close to the flag...

(Pledge of Allegiance recited.)

Brandi, call the roll.

MS. HAGA-BLACKMAN: Edmund Marquez?

MR. MARQUEZ: Here.

MS. HAGA-BLACKMAN: Jannie Cox?

MS. COX: Here.

MS. HAGA-BLACKMAN: Chris Sheafe?

MR. SHEAFE: Here.

MS. HAGA-BLACKMAN: Fletcher McCusker?

CHAIRMAN McCUSKER: Here.

MS. HAGA-BLACKMAN: Mark Irvin?

MR. IRVIN: Here.

CHAIRMAN McCUSKER: And we've not heard on Jeff Hill's status. We will be miked by the time we come back.

So you have the transcription from the December 12th meeting. These are verbatim court reporter transcribed.

MR. MARQUEZ: Move to approve.

MS. COX: Second.

CHAIRMAN McCUSKER: Motion to approve the

1 transcribed minutes. All in favor say "aye."

2 (Ayes.)

3 This the time set for a motion to recess.

4 MR. IRVIN: So moved.

5 MR. MARQUEZ: Second.

6 CHAIRMAN McCUSKER: If you have the agenda,  
7 we're going straight into exec. I expect it will take us  
8 the full hour. So as they say in the army, smoke 'em if you  
9 got 'em. We'll be back here about 2 p.m.

10 (1:04 p.m.)

11 CHAIRMAN McCUSKER: We can entertain a motion  
12 to reconvene.

13 All in favor say "aye."

14 (Ayes.)

15 We're back into regular session. Thank you  
16 for those that waited. We've managed to keep our lawyer  
17 down to an hour.

18 As you can tell from our agenda, it's a big day in  
19 little old Rio Nuevo land. We have some items to discuss and  
20 hopefully approve as it relates to the Broadway-Scott or  
21 Broadway-Sixth Avenue parcel; things are moving along  
22 quickly with Caterpillar; and we have Sundt's request for  
23 their fourth and final allocation.

24 Pretty much everywhere you look things are happening  
25 with Rio Nuevo. And we are pleased to announce -- we'll

1 talk about it a little later -- that House Bill 2456 -- is  
2 that the right number? -- was introduced in Arizona House  
3 of Representatives. And that would extend the Rio Nuevo  
4 District from 2025 until 2035 -- hugely important for us,  
5 the community; but moreover, I think -- what leadership will  
6 tell you -- hugely important for the state.

7 So we will keep people apprised. It will be assigned  
8 to committee and the House, and hopefully it gets through  
9 the House and then onto the Senate. So your comments are  
10 certainly welcome, and feel free to contact your  
11 legislators.

12 So let's move into the meat of the agenda.

13 Dan, you want to go ahead and do your  
14 financial report?

15 MR. MEYERS: Dan Meyers, CFO for Rio Nuevo.

16 Okay. As of December 31st, Rio Nuevo's liquid cash  
17 reserves are about \$7 million.

18 Our remaining commitments are about 6.1 million. So  
19 we've got a \$900,000 difference there.

20 From a TIF revenue receipt standpoint, we've had a  
21 couple disappointing months from collections from the  
22 Department of Revenue.

23 Our budget's a million dollars a month. And the last  
24 two months have been 653- and 546,000. So we are doing  
25 research to find out why that is. I think we've got it

1     figured out.

2                     It basically comes down to the coding of the  
3     monthly sales tax reports that are submitted. And I've got  
4     the Department of Revenue and the City of Tucson assisting  
5     me in tracking this down. I believe there's somewhere  
6     between \$1.5- and \$2 million that's sitting out there that  
7     I'm confident we're going to get. It's just more of a  
8     timing issue, but I wanted to make sure that the Board is  
9     aware of that.

10            Our payments going out to Caterpillar via contractors  
11     for the Cat project continue. We are getting draws from  
12     Caterpillar for the financing. We've received \$5.9 million  
13     already. I just made another request for 1.5. So that  
14     money pretty much flows through our hands to Sundt and to  
15     any other parties involved in the construction.

16            Any questions?

17                     MR. SHEAFE: Dan, just to make a point:  
18     You're saying one and a half to two million sitting out  
19     there -- that's not money that has not been paid by people,  
20     that's money that's been paid that is incorrectly coded; so  
21     it's just a matter of directing it back to Rio Nuevo rather  
22     than sitting where it is now in the general tax plan?

23                     MR. MEYERS: Yes, that's what I come up with.

24                     CHAIRMAN McCUSKER: One of the things we  
25     learned in that regard is -- I think we have 1140 merchants

1     thereabouts -- when each one of those merchants, Chris,  
2     files their state tax return, they have to self-identify  
3     that they are within the Rio Nuevo District. And there's a  
4     three-letter code that they literally have to put manually  
5     into their tax return. If they don't the State has no way  
6     to send that money back to us. And we're constantly trying  
7     to educate and nurture this process.

8             We don't believe there's anything automated that the  
9     State can do. It's really a matter of continuing to work  
10    with the merchants. And then when a merchant does forget or  
11    neglects to do that, it's getting to them to update their  
12    records. And we know there's some very large retailers  
13    that -- they're not properly coding.

14            So Dan's done the appropriate thing -- is to send a  
15    list of them to the State so we can try now to begin some  
16    diplomatic corrective action to get those things amended.

17                   MR. MEYERS: Anything else?

18                   CHAIRMAN McCUSKER: Anything for Dan?

19                   Dan, thanks.

20                   Okay. This is probably why all of you are  
21    here -- and I know it's why the press is here.

22                   Item No. 7, the Broadway proposal. To be  
23    clear, this is the lot across the street from TEP.

24                   At the risk of giving you all a civics lessons, let me  
25    try and make it clear exactly where we are in the process.

1           This is a government procurement regulated by State and  
2 Rio Nuevo procurement law, so it's competitive. We  
3 advertise for bidders, bidders submit their proposals. We  
4 have a select group of people inside Rio Nuevo and outside  
5 Rio Nuevo that evaluate them. And we ultimately pick what  
6 we believe is the best proposal.

7           That's typically all private and confidential.

8           And then we -- what that gains the bidder is the  
9 opportunity to negotiate a final contract with us. And  
10 indeed, that's where we currently are.

11           So we're taking some unusual steps for transparency and  
12 accountability's sake to identify that proposal and that  
13 proposer, and to discuss generally their extraordinary  
14 plans. But we want to remind you all that we are still very  
15 much in the middle of a procurement. We will go from here,  
16 assuming the Board so authorizes us, to negotiate the finer  
17 points of a development agreement.

18           We also of course have to work with our jurisdictional  
19 colleagues, the County, who owns that land, and the City of  
20 Tucson.

21           So we are by no means announcing a project today. We  
22 are announcing a proposal today. And we're happy to kind of  
23 discuss where that is because, indeed, it's very exciting.

24                       Mr. Collins, anything you need to tell us  
25 that I didn't properly cover?



1                   MR. COLLINS: No, Mr. Chairman. I believe  
2 you covered it very well.

3                   CHAIRMAN McCUSKER: Thank you.

4                   And, Todd, I think you guys wanted to make a  
5 few remarks.

6                   If you will introduce yourselves, and who you  
7 are -- firm, and for the record.

8                   MR. FREED: My name is Todd Freed. I'm with  
9 JE Dunn Construction. I'm the vice president of the  
10 corporation. We're very pleased to be here today working  
11 with Rio Nuevo, working with the County, and working with  
12 the City of Tucson on the proposal that we submitted.

13                  I think we're going to have some slides. I'll just  
14 kind of talk through one of the things that we have led up  
15 to.

16                  So JE Dunn submitted on the RP that was  
17 issued by Rio Nuevo -- and if we will move to the next  
18 slide -- here's the team that we submitted.

19                  So JE Dunn is the developer, and the general  
20 contractor. We're working with our retail partners, with  
21 Marcel -- and Ron Schwabe, who will be helping us, Bog Creek  
22 Development, with Andy Kelly, CBRE will be our leasing and  
23 marketing agent, Swaim Architects and Associates are here --  
24 you can see a lot of their wonderful work, and TPC Land  
25 Development, so the planning center.

1           So the project sits on 75 Broadway, between Sixth  
2 Street and Scott.

3           So right here, where it's red -- so here's Sixth  
4 Street, here's Scott, and here's Broadway.

5           And, as many of us know, the train system, the metro,  
6 comes through that area, which makes the building very, very  
7 interesting and desirable for future tenants.

8                           Go to the next slide.

9           So what -- one of the things about the joint  
10 venture that we've done is we've combined with the owners on  
11 this side of the property that faces Congress.

12                           And the benefit of that is it lets us look at  
13 the entire block. So we look at Congress, Scott, Broadway,  
14 and Sixth Street. And the development that we're talking  
15 about is really embracing the entire block and the community  
16 around to become one larger project. And thus you see this  
17 urban retail corridor. So the alleyway that is in between  
18 the two -- the project and the retail, it's our intention to  
19 develop that, and to have retail and sitting areas, and  
20 different things like that, on that alleyway.

21                           And I'll show you some pictures of that in  
22 just a second. So this is just an image of what the  
23 building might look like.

24                           We're progressing with our design. I think  
25 that this design that has come out has a lot of very

1 interesting fabric to it. You can begin to see scale.  
2 There's -- in this image, there's more than 500 cars parked,  
3 so we're determining whether it's going to be 500 to 600  
4 cars that are parked on the site, on the floors. And then  
5 space above, which will all be office space. And that space  
6 above will depend on demand, on what the City of Tucson  
7 needs, and the opportunity and vendors that we're able to  
8 bring into the City. So we have the ability to do 275,000  
9 square feet.

10 And the image on the right -- on the left, excuse me.  
11 This is a night vision, so you can see that the building  
12 really has a beautiful glow. It's going to add a lot of  
13 character to the City, and it's going to change the skyline  
14 -- has the potential to be 300 feet. So when it's 300 feet,  
15 it will be one of the tallest buildings in Tucson.

16 And then here's the typical picture.

17 So we're looking down Broadway and Sixth  
18 Street here. Just to give you perspective, this is the TEP  
19 office complex across the street, which proves to be a good  
20 neighbor.

21 So the alleyway that we talked about -- this is Sixth  
22 Street, this is Broadway, and this is the concept of an  
23 alleyway going down here. And you can see retail, and you  
24 can see people sitting outside having coffee, and different  
25 things. There's a coffee shop that's planned down here

1 around the back corner. And they will be able to sit in  
2 this alleyway. And services and different things like that  
3 would happen at nighttime. But during the day and early  
4 hours in the evening, it would be full of people, and it  
5 would be a robust retail experience.

6 So this just talks about some of the statistics of the  
7 project: 250,000 square feet of Class A office space --  
8 happy to build a little bit bigger than that depending on  
9 need and interest; 40,000 square feet of Class A retail --  
10 so we're actually in a conversation right now where we may  
11 even go to a basement and begin to look at a movie theater,  
12 or some other retail functions that would be well suited in  
13 a basement operation -- 500 cars of parking; that's the  
14 minimum -- the RFP that we responded to required that to be  
15 a minimum. We are actually looking at more spaces than  
16 that, and will be determined as we're progressing forward.

17 And then there's a forecasted state sales tax  
18 revenue of over \$2.2 million a year at stabilization, and  
19 the creation of about 1,250 new jobs with the project, and  
20 non-direct jobs, support to the buildings, you know, that  
21 number more than doubles.

22 Schedule. So right now, we are moving into  
23 the stage of the development agreement and working with Rio  
24 Nuevo and counsel and talking through that. It's our  
25 hope -- it's our goal that in the next 3 to 8 months that

1 we're able to have enough interest in the building we can  
2 progress into formal construction documents and into  
3 construction. So we're excited about it.

4 We think that we have a good partner with CBRE. We  
5 think that with the assistance of Rio Nuevo, there's a lot  
6 of interest in the project. And it will be the first Class  
7 A building that has been built downtown in quite some  
8 sometime, with the exclusion of the TEP property.

9 And then move into construction. So we have  
10 a goal of occupancy, September of 2020. And that would be  
11 250- to 275,000 square feet, new parking garage, retail, and  
12 fully usable at that point.

13 That's the last of our slides. Any questions?

14 CHAIRMAN McCUSKER: Todd, would you talk  
15 about your company a little bit? Kind of your background,  
16 your scale, scope, where else you operate? Just give us --  
17 we haven't seen JE Dunn before.

18 MR. FREED: Sure. Well, JE Dunn has been  
19 here in Tucson for more than 15 years. We've worked for  
20 Tucson Medical Center. We have the pleasure of working for  
21 the University of Arizona right now. And so we employees are  
22 here in Tucson, have been here in Tucson, and will be here  
23 in Tucson for years to come.

24 This type of a project really helps solidify  
25 that, and we're very excited about that opportunity.

1                   As far as the corporation -- so we're  
2 corporately based in Kansas City. We have 20 offices around  
3 the country. And we have been generating about \$3.4- to  
4 \$3.6 billion of construction on an annual basis. So we are  
5 one of the largest contractors in the nation.

6                   CHAIRMAN McCUSKER: Questions for Todd?

7                   MR. SHEAFE: In your projects around the  
8 country, you have other projects that you've done on spec  
9 and started big buildings. And had that worked out  
10 successfully? Can you give us an example?

11                  MR. FREED: Yeah. So we're doing a large  
12 high-rise in Austin, Texas, right now, which is a housing  
13 project. So we have mixed use on the lower three floors and  
14 apartments going up. And Austin is exploding, much like the  
15 growth I see here in Tucson.

16                  We have another project in Kansas City. So  
17 we have multiple projects around the country, Chris, where  
18 this is something that we do.

19                  Of course, we've been a construction company for more  
20 than 90 years -- 94 years. And what we're doing here is  
21 we're bringing money to the table. So we're bringing  
22 private investment to Tucson to help fund the construction  
23 of the project that we see here before us.

24                  MS. COX: And I have a question about -- I  
25 mean, that's a lot of square feet. Can you talk a little

1 about -- I don't know if you can name prospects for the  
2 retail and offices -- can you share some of your projections  
3 in that regard?

4 MR. FREED: So in working with CBRE, we have  
5 prospects that are between 400- and 500,000 square feet of  
6 interest -- let me call it "of interest" -- we have some  
7 very serious prospects ready to enter into contract at  
8 50,000 feet and another 25,000 feet. So we have some that  
9 are ready to go, want to know how fast we can go, and then  
10 we have a lot of other interest that is out there that we  
11 haven't been able to talk to.

12 This is -- the project's not approved. So  
13 it's kind of a soft conversation, and not been able to talk  
14 about it because the Board has not awarded the project yet.

15 But we're excited about it, I'll tell you  
16 that. We think that there's a lot of interest out there.  
17 We know that Rio Nuevo's talking to organizations that we're  
18 not even talking to yet and we hope to be able to talk to  
19 those organizations and see if there's interest.

20 We think there's a lot of interesting components with  
21 this, you know, with the tram going by, with the space, with  
22 the restaurants surrounding the area, it's just a vibrant  
23 area. It's a block away from the AC Marriott, a beautiful  
24 new building built here in town with the help of Rio Nuevo,  
25 and very promising.

1                   CHAIRMAN McCUSKER: Todd, we always hoped  
2 that there'd be somebody like you out there. When we  
3 started this years ago it was part of our goal to attract  
4 out of town, out-of-state development. This is the kind of  
5 project you'd see in Dallas, or Austin, or Kansas City,  
6 Portland, San Diego. Tucson's not been known for this kind  
7 of scale, nor this kind of retail. I don't know if people  
8 appreciate two floors of retail. This is mall-level  
9 activity, this is contained and vertical, but it's as big  
10 and produces as much tax as maybe one of our malls. So  
11 we're thrilled that you are the highest rank proposal.

12               Mr. Collins, will you tell us what you need from us to  
13 proceed. Our intent, Todd, is to get after it.

14                   So congratulations, and thank you for your  
15 proposal.

16               MR. FREED: Thank you. It's an honor to be  
17 here.

18               CHAIRMAN McCUSKER: Mr. Collins.

19               MR. COLLINS: Mr. Chairman, Members of the  
20 Board, my suggestion would be that someone make a motion to  
21 direct the executive officers and counsel to continue the  
22 negotiations with the JE Dunn team in an effort to bring  
23 back a final development agreement to this Board for final  
24 approval.

25               MR. SHEAFE: It sounds like you're calling



1 for a game-changing proposal.

2 MR. MARQUEZ: Can I just say "so moved"? You  
3 said it beautifully.

4 MR. IRVIN: Second.

5 CHAIRMAN McCUSKER: We have a motion to  
6 authorize counsel and the executive officers to proceed with  
7 negotiations with JE Dunn with the hope that we bring back a  
8 final agreement for full board approval.

9 Brandi, call the roll.

10 MS. HAGA-BLACKMAN: Edmund Marquez?

11 MR. MARQUEZ: Aye.

12 MS. HAGA-BLACKMAN: Jannie Cox?

13 MS. COX: Aye.

14 MS. HAGA-BLACKMAN: Chris Sheafe?

15 MR. SHEAFE: Aye.

16 MS. HAGA-BLACKMAN: Mark Irvin?

17 MR. IRVIN: Absolutely.

18 MS. HAGA-BLACKMAN: Jeffrey Hill?

19 MR. HILL: Aye.

20 MS. HAGA-BLACKMAN: Fletcher McCusker?

21 CHAIRMAN McCUSKER: Enthusiastically, aye.

22 (The Board voted and motion carries 6-0.)

23 Again, we're so impressed and chomping at the bit.

24 Thank you very much.

25 We're going to move onto item No. 8. We thought this

1 was going to be a hard project to top, but things are moving  
2 very quickly with Caterpillar's headquarters across the  
3 freeway. So I think Randy was here.

4 If you will come on up and update us as to where  
5 you are and what you need from us.

6 MR. RUSING: Hi. I'm Randy Rusing. I'm with  
7 Sundt Construction. And we're here to talk about final GMP  
8 for the Caterpillar project.

9 As you guys know, we've been here three times  
10 before and are now on the final GMP for the finishes and the  
11 side work. You've approved the previous three. This  
12 particular GMP is valued at \$8,510,981. And that puts us  
13 right at the Caterpillar budget and still retains some  
14 contingencies for design for any final items they wish to  
15 add during the final design clean up -- I guess you want to  
16 call it -- and so we're here to present that.

17 As far as the Caterpillar job, they've got  
18 all the caissons in. They're doing all the great beam work  
19 and underfloor utilities. The landfill's been remediated,  
20 the sewer line's been relocated, and everything is  
21 functioning properly. So the project is moving on, and it's  
22 still scheduled to be finished at the end of the year.

23 MR. SHEAFE: Why don't we jump forward with  
24 the motion to approve the current authorization at 8.5?

25 CHAIRMAN McCUSKER: Move to approve GMP No.

1 4.

2 MR. IRVIN: I'll second that.

3 CHAIRMAN McCUSKER: Okay. We have a motion  
4 and second to approve GMP No. 4; that's for \$8,510,000. And  
5 to confirm, Randy, this is the final and last request from  
6 Sundt, so this will allow you to finish the project?

7 MR. RUSING: Correct.

8 Brandi, call the roll.

9 MS. HAGA-BLACKMAN: Edmund Marquez?

10 MR. MARQUEZ: Aye.

11 MS. HAGA-BLACKMAN: Jannie Cox?

12 MS. COX: Aye.

13 MS. HAGA-BLACKMAN: Chris Sheafe?

14 MR. SHEAFE: Aye.

15 MS. HAGA-BLACKMAN: Mark Irvin?

16 MR. IRVIN: Yes.

17 MS. HAGA-BLACKMAN: Jeffrey Hill?

18 MR. HILL: Aye.

19 MS. HAGA-BLACKMAN: Fletcher McCusker?

20 CHAIRMAN McCUSKER: Aye.

21 (The Board voted and motion carries 6-0.)

22 We're so thrilled with the work you guys are doing  
23 and the progress to date. And, you know, it's a real honor  
24 to be involved with a project that's a little under budget  
25 and on time thanks to Sundt.

1 MR. RUSING: We appreciate it. Thank you.  
2 And we're happy to be part of it as well.

3 CHAIRMAN McCUSKER: I didn't do that, did I?  
4 Motion carried. So that's unanimous.

5 Thank you, Mr. Hill. That's why you have a  
6 lifetime seat on the Board.

7 MR. COLLINS: Do you ever.

8 CHAIRMAN McCUSKER: Did we want to talk about  
9 the House bill? I mentioned it in my opening remarks.  
10 Let's get a copy posted to the website. And any questions  
11 about the bill, they can come to us. As soon as we know its  
12 assignment we will share that with the public.

13 It's important to note regarding this  
14 legislation that in 2025, when we were supposed to sunset,  
15 that also is the termination of the remaining amount of City  
16 debt. So we currently spend almost \$900,000 a month to  
17 retire the former City bonds. If this extension is granted,  
18 it will be post the final payment. So any income we receive  
19 after 2025 will literally drop to the bottom. And with our  
20 ability to leverage, it's not inconceivable that this could  
21 create a billion dollars -- a billion dollars of downtown  
22 activity. So hopefully you'll join us in supporting that.  
23 And please, thank you, and good luck, to all of us.

24 Brandi, I think I saw a card or two for the  
25 call to audience.

1           And, Raul Ramirez?

2           If you would just state your name again for the record.

3                   ATTENDEE: Thank you, Mr. Chairperson, and  
4 Board members, my name is Raul Ramirez. I'm a Tucson  
5 resident, and living in Ward I. And I'm here to talk to you  
6 about what I think is the importance of Tucson's birthplace.  
7 I know that's being planned currently as a bike park.

8                   But I thought it would be important to share  
9 with you my concerns from a historical perspective. I was  
10 born here in Tucson. I love Tucson. And I know you all  
11 have an affinity for Tucson and love the work you're doing,  
12 and coming into the development that's going on.

13                   But I think the development has to be  
14 balanced with kind of the history. So this is why I'm here.

15                   The Tucson origins has -- the site that's  
16 being considered is I think is either 22 or 27-acres at the  
17 base of A-Mountain.

18                   And I think you all know that Tucson derives  
19 its name from Chuk Shon, which means, at the base of the  
20 Black Mountain.

21                   And when the excavation was being done for the Mission  
22 Garden, they found that there had been at least 4,000 years  
23 of cultivation and habitation in the area. They also found  
24 Hohokam canals that were actually bigger and wider than the  
25 Phoenix area canals, where the Hohokam were also buried.

1 They also found 40 burials within a 4-acre plot -- the plot  
2 on Mission Gardens is 4 acres -- so if you extract -- that's  
3 like ten acres -- ten burials per acre.

4                   If you think about the site that you're  
5 looking at, it's over 200 burials of native people that we  
6 think are still in there. I don't know if you've traveled  
7 to New Mexico, but there's a place called El Morro, which is  
8 inscription rock. And the people that pass through there,  
9 it was sandstone and they would write their names, "I passed  
10 through here," and I'm kind of using that concept to talk  
11 about some of the early Europeans that passed through here.

12                   And the first one that came through Tucson  
13 Valley was Padre Kino. He came in 1692. And what he found  
14 was that they were growing the three sisters, which is corn,  
15 bean and squash, in addition to melons.

16                   And he also recorded the name of the people  
17 that were there as Sabaipuri. And I mention that because  
18 there are -- the Sabaipuri are related to the Tohono  
19 O'odham -- but not the Desert Tohono O'odham, but the ones  
20 that cultivated and settled around the river, so Santa Cruz  
21 was one, San Pedro was another. And the village was  
22 estimated to be around 600 people. I mention the Sabaipuri  
23 because more recently the people of San Javier District  
24 changed their name to Sabaipuri O'odham. So they're going  
25 back to their ancestral name that was used by Father Kino.

1           In addition to him, when after they expelled the  
2 Jesuits, and the Franciscans came, and was the first ones  
3 that was here was Father was Father Garces. And Father  
4 Garces was stationed in San Xavier, and he was the one that  
5 started to work at what eventually became called San  
6 Agustin. And it was only after they finished building San  
7 Xavier in 1797 that a lot of attention went to the  
8 construction of the San Agustin and Convento.

9           So he passed through here too. So then we also have de  
10 Anza is a coming through here. As you know de Anza was a  
11 Spanish captain, served out of Tubac. And he's involved in  
12 a couple of ways. He's involved with the -- well, the  
13 settling of San Francisco. And when they were going through  
14 the second journey, they had several families and columnists  
15 were coming through, and one of the campsites they had was  
16 there at the base of A-Mountain.

17                       And if I had a little more time, there's a  
18 story about -- there's three women called Maria and there's  
19 stories about them. But I'm going to save on that because I  
20 don't have enough time.

21                       But they passed in October of '75 -- and  
22 that's -- by that time already the proclamation had been  
23 signed, you know, with Hugo Oconor, and Garces and also  
24 Carmona. Turns out Juan Carmona -- he's an ancestor to the  
25 Surgeon General Carmona who lives here in Tucson, so there's

1 a lot of ties.

2 But I just want to kind of jump into kind of  
3 what I see some other options you could consider as you're  
4 looking at that use of the land.

5 And, you know, in my estimation, it's not worth giving  
6 up that history for a bike park.

7 So what I suggest is a couple of things you  
8 can reconsider. One of them is going back to the Nation and  
9 having a discussion about that land. As I mentioned to you,  
10 that's for the San Xavier, they changed their name to  
11 Sabaipuri O'odham; that's part of their heritage, that site.  
12 And I know that Fletcher and I had a discussion and we  
13 thought there was a way of having a conversation. But when  
14 they looked at the price tag of 22 million, it sort of  
15 stopped everything. But I think it's worth exploring again.

16 Another option I think is leaving it as it  
17 is. Because I think it's important for Tucson, as you  
18 continue to build, there's less open land, and a lot of  
19 densification going on in the immediate area. So I think it  
20 would be important to have for populations, our grandkids,  
21 those people that are to come.

22 I also think you're pretty good at making  
23 deals. So why not go back to the City and say how about  
24 doing a land swap, 22-acres, maybe the land next to  
25 Caterpillar? -- would be something that might be considered.



1 I would think the City would come to you at some point and  
2 say help us develop this land. Maybe that would be a good  
3 time to talk about a deal.

4 But the other option is really there's been a  
5 land called the Tucson -- Sonora Desert Plan. And it's kind  
6 of a linking A-Mountain with Tumamoc and Tucson's  
7 birthplace. And I think that's worth also pursuing. And I  
8 think that would be a great gift to give to Tucson.

9 So I want to thank you again for your time.  
10 If you'd like to meet, I'd be happy to meet with you some  
11 time.

12 CHAIRMAN McCUSKER: Thank you.

13 Josefina Cardenas.

14 ATTENDEE: Buenas tardes. Josefina Cardenas,  
15 in Barrio Kroger Lane.

16 I'm glad to see you smile. You were so serious right  
17 now. But I'm glad you're hearing our history. But where  
18 did it go? Where is it? We are in Barrio Kroger Lane and  
19 we're up to the sixth generations of families living in this  
20 same area. And I'm sure each one of you can take into  
21 consideration what Raul just mentioned. You live here.  
22 We're all one unity, one human race.

23 And what about that balance? We're building up our old  
24 pueblo. But we do have to have a balance. I need to speak  
25 for the least of our brothers. How many homeless are

1     downtown? What are we going to do about that? We're the  
2     sixth poorest in the nation. What are we going to do about  
3     that? I know that money is important, economic development,  
4     but if we go to heaven or hell, we're going to take that  
5     with us, so what can we do now to say we tried our best  
6     anyway. So I'm here and I would like to be here to remind  
7     you of our culture and tradition, our faith, our  
8     spirituality. I'm sure that you're doing the best of your  
9     capability. But, again, let's go to balance and think about  
10    the rest.

11                   I'm hoping that, yes, in time you will be  
12    able to meet with Barrio Kroger Lane. We've been waiting  
13    for you. So hopefully, soon, we'll be able to go to those  
14    lands of Chuk Shon and have a deeper conversation, as well  
15    as for you to hear about what we have been doing.

16                   We're struggling, trying to get out of this  
17    poverty, and it's going to take a while, more generations  
18    probably. But our children are trying. And that's very  
19    significant. And I'm sure that you will do the best in your  
20    decision. And like Fletcher just said, for us to call  
21    legislators. Well, why don't they come to us, Don Fletcher?  
22    Why don't we take them to downtown for them to see what has  
23    been happening as well with land of Chuk Shon, and for them  
24    to hear our history. And I'm sure our elders have questions  
25    for them. Muchas Gracias for your time and blessings.

1 CHAIRMAN McCUSKER: Josefina, thank you very  
2 much.

3 That's all with the agenda.

4 Entertain a motion to adjourn.

5 MR. IRVIN: So moved.

6 MR. SHEAFE: Second.

7 CHAIRMAN McCUSKER: All in favor say "aye."

8 (Ayes.)

9 See you in February. Thank you very much.

10 (2:54 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, RPR