

RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT

BOARD MEETING

Tucson, Arizona

January 29, 2019

1:00 p.m.

REPORTED BY:
Thomas A. Woppert, RPR
AZ CCR No. 50476

KATHY FINK & ASSOCIATES

2819 East 22nd Street

Tucson, Arizona 85713

(520)624-8644

1 BOARD MEMBERS PRESENT:

2 Fletcher McCusker, Chair

3 Chris Sheafe, Treasurer

4 Mark Irvin, Secretary

5 Jannie Cox

6 Edmund Marquez

7 Jeffrey Hill

8

9 ALSO PRESENT:

10 Mark Collins, Board Counsel

11 Brandi Haga-Blackman, Operations Administrator

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15 BE IT REMEMBERED that the meeting of the Board

16 of Directors of the Rio Nuevo Multipurpose Facilities

17 District was held at the Arizona State Building, in the

18 City of Tucson, State of Arizona, before THOMAS A.

19 WOPPERT, RPR, Certified Reporter No. 50476, on the 29th

20 day of January 2019, commencing at the hour of 1:00 p.m.

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1 CHAIRMAN MCCUSKER: I'll call the meeting to
2 order. It's 1:00 o'clock on the official Rio Nuevo smart
3 phone.

4 Jannie is going to lead us in the pledge of
5 allegiance.

6 (Pledge of Allegiance)

7 CHAIRMAN MCCUSKER: Brandi, call the roll.

8 MS. HAGA-BLACKMAN: Edmund Marquez.

9 MR. MARQUEZ: Here.

10 MS. HAGA-BLACKMAN: Jannie Cox.

11 MS. COX: Here.

12 MS. HAGA-BLACKMAN: Chris Sheafe.

13 MR. SHEAFE: Here.

14 MS. HAGA-BLACKMAN: Mark Irvin.

15 MR. IRVIN: Here.

16 MS. HAGA-BLACKMAN: Jeffrey Hill.

17 MR. HILL: Here.

18 MS. HAGA-BLACKMAN: Fletcher McCusker.

19 CHAIRMAN MCCUSKER: Here.

20 All present and accounted for.

21 You have the transcribed minutes. You've
22 received the December 11th meeting. They are verbatim.
23 Unless someone has a change or concern, I would move to
24 approve them.

25 MS. COX: So moved.

1 MR. MARQUEZ: Second.

2 CHAIRMAN MCCUSKER: All in favor say aye.

3 (Motion made, seconded and passed unanimously)

4 CHAIRMAN MCCUSKER: This is the time we've set
5 aside for executive session. We need a motion to recess.

6 MR. MARQUEZ: So moved.

7 MS. COX: Second.

8 CHAIRMAN MCCUSKER: All in favor say aye.

9 (Motion made, seconded and passed unanimously)

10 CHAIRMAN MCCUSKER: We'll see you in 44
11 minutes.

12 (Recess)

13 CHAIRMAN MCCUSKER: Okay. I'll entertain a
14 motion to reconvene.

15 (Motion made, seconded and passed unanimously)

16 CHAIRMAN MCCUSKER: We're back in regular
17 session. Thank you for your indulgence. We try to keep
18 executive session at an hour or less. We were dangerously
19 close, so I'll keep my remarks relatively brief and just
20 encourage you to drive around the Rio Nuevo district if
21 you haven't lately. The Cathedral Square project's really
22 unbelievable. The chapel's restored. I believe it's open
23 to the public or will be soon. It's an extraordinary
24 complex. They will have a new 500-seat auditorium and
25 hall that's open to the public. And because of our

1 investment, they've also committed to a restaurant/cafe on
2 that Cathedral Square, so it will -- the wall came down.
3 It will be open to Ochoa. Ochoa has been winnowed. Rio
4 Nuevo actually bought the street from the city of Tucson
5 to make that happen, so it's quite an extraordinary
6 project.

7 We are days away from Caterpillar occupying
8 their building on the west side. I think they're looking
9 at a certificate of occupancy for the top floor so they
10 can begin to move into that space.

11 There's no hotels on the agenda today. That's
12 because everything is progressing for pretty much all the
13 projects we've talked about publicly that we now know as
14 the Hilton, the TCC parking lot, the dual-branded Hilton
15 across the street from the cathedral, Marriott across the
16 street from the Marriott. We're actually talking to a
17 couple of other hotel operators. It's not inconceivable
18 that within two years we could approach 1,000 hotel beds
19 within walking distance of the TCC. So all that's moving
20 forward.

21 Our friends, the Floreses, opened up Charro Del
22 Rey a couple weeks ago. If you're looking for a great
23 seafood place downtown, I would encourage you to stop by.
24 It's really quite remarkable and quite unusual. It's in
25 the old Ethan Stevens sound shop right across the street

1 from the Marriott.

2 Dan, let's hear your financial update.

3 MR. MEYERS: Dan Meyers. I'm the CFO for Rio
4 Nuevo.

5 The summary cash position that you all are used
6 to seeing we've modified -- Chris Sheafe, we modified it a
7 little bit to try to give us a little better long-range
8 picture. So we had about \$4.5 million in cash at the end
9 of December, and then we've added a line to that to show
10 our projected revenues for the next year, which gets us to
11 about 8.2 million. And that's under the assumption that
12 we have 1.2 million coming in in TIF funds.

13 October's TIF revenue was a little over
14 1.3 million. Historically, going back at least three
15 years, July through October are pretty much our worst
16 months and we got through those months unscathed this
17 year. August and September were down a little bit, but
18 October bounced back nicely. I'm projecting that we're
19 going to have \$15 million collected for this calendar
20 year. And prior to that, our best was 13.2 million, so
21 our TIF revenues are up. They seem to be in line with our
22 budget of 1.2 million a month, so it will be 14.4 million.

23 We never know what's coming next, but the
24 numbers look like they're kind of falling in line as long
25 as we've been tracking them with our new database, so I

1 think we're in good shape.

2 You see our known commitments within one year
3 is six million. I think there's a couple things we may
4 save some money there. It looks like the Caterpillar
5 building will come in 100 to \$150,000 under budget. And,
6 of course, we're in the process of trying to get the
7 absolute number for the TCC ice plant, and I've heard that
8 could be somewhere between -- closer to 2 million. So
9 hopefully we'll have some savings there.

10 Down at the bottom of the page, we show some of
11 the projects under consideration or commitments outside of
12 a year. I think it's important to keep an eye on that so
13 we -- as we see our revenues that are coming in for the
14 next year plus our cash on hand, we don't spend more than
15 what we've got coming in, but it looks like the board's
16 doing a heck of a job in investing in downtown Tucson.
17 And the projects, what you just alluded to, I think is
18 very good proof of that.

19 MR. SHEAFE: So, Dan, just to make it a little
20 more specific, you and I have tried to get everything that
21 we have out in front of us on this page and on the other
22 sheet we're working on so that our fellow board members
23 kind of have a picture of what we're deciding about in
24 front of you, so it's very important that you keep that
25 projected revenue in mind. And the only way we could show

1 all the negatives is to put where the future is because
2 the negatives are out in front of us. And so I think it's
3 a more useful tool than we've had in the past and I
4 appreciate the way Dan restructured this. But I would
5 just draw your attention to that number and then come down
6 and keep an eye on these projects that aren't actually
7 listed in the calculations because they are out there and
8 one day we will probably have those kinds of obligations
9 due. Our objective is to make sure that we never run out
10 of cash. So thank you. Any other questions?

11 MS. COX: Great job, Dan. Thank you.

12 MR. MEYERS: You bet.

13 CHAIRMAN MCCUSKER: Okay. Let's move on to the
14 agenda. I'm going to take item nine, the Volvo site, up
15 first because I think we discussed the legal issues in
16 exec.

17 Members, what's your pleasure?

18 MR. SHEAFE: I'd like to make a motion that we
19 authorize counsel to conclude the negotiations on the
20 Volvo site consistent with our discussions in executive
21 relative to guarantees to loan amounts to repayment
22 amounts, percentages and the other things we discussed and
23 bring it back to the executive officers for approval.

24 CHAIRMAN MCCUSKER: I need a second for that.

25 MR. MARQUEZ: I'll second that.

1 CHAIRMAN MCCUSKER: Mr. Hill?

2 MR. HILL: Mr. Chairman, it references the
3 executive committee, but how do we get that on paper?
4 That's my concern when we talked about that. Those dollar
5 amounts should be in either the motion or --

6 CHAIRMAN MCCUSKER: What the motion is lacking
7 is authority for the executive officers to execute the --

8 MR. COLLINS: Mr. Hill raised a great question,
9 but at the last meeting, the numbers were talked about.
10 It's the instructions on the specific items that we
11 discussed in E session that I believe Mr. Sheafe's motion
12 is directing me to proceed in accordance with the
13 instructions that I received in E session with respect to
14 those specific details.

15 MR. SHEAFE: I do need to amend my motion to
16 include authorization for the executive officers to
17 execute the final document.

18 MR. MARQUEZ: Second.

19 MR. HILL: Mr. Chairman, since we have the
20 numbers out before, this instruction is considered one of
21 those solutions for dealing with real estate purchase
22 which does not enter the public realm because we've
23 disclosed our position.

24 MR. COLLINS: Correct.

25 MR. HILL: That's what we're doing.

1 MR. COLLINS: Correct.

2 MR. HILL: So that it's clear, we're not trying
3 to hoodwink the public or anything like that as some
4 people would like to purport.

5 MR. COLLINS: No. The numbers that we're
6 talking about were part of the minutes of the last
7 meeting. It's just a matter of lawyering it, if you will.

8 CHAIRMAN MCCUSKER: 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: Any.

15 MS. HAGA-BLACKMAN: Mark Irvin.

16 MR. IRVIN: Aye.

17 MS. HAGA-BLACKMAN: Jeffrey Hill.

18 MR. HILL: Aye.

19 MS. HAGA-BLACKMAN: Fletcher McCusker.

20 CHAIRMAN MCCUSKER: Aye.

21 So by unanimous vote I authorize counsel to
22 complete that contract and sign it so long as we can hit
23 your deadline.

24 Okay. We'll go back up to item seven then, the
25 west side parcel. This is probably what we spent most of

1 our time in executive session talking about. For those of
2 you who aren't Rio Nuevo regulars or west side residents,
3 that refers to the affectionately labeled A Mountain
4 landfill. That's the 29 acres at the base of A Mountain
5 that is within the Rio Nuevo district and, in fact, owned
6 by the Rio Nuevo district and the board is responsible for
7 that site.

8 We've been kind of stymied with it over the
9 years because it is an active landfill and still producing
10 above the legal limits of methane. We now know that
11 remediation costs for that are north of \$30 million and we
12 pretty much benchmarked that amount. We did remediate the
13 land around the Caterpillar site, so we pretty much know
14 it's about a million bucks an acre.

15 The city also remediated the city-owned land
16 north of us when we were working on the Caterpillar site.
17 Their cost for eight acres was about \$8 million.

18 So without a path to fund that kind of
19 remediation, ultimately I think the ideal situation would
20 be to clean that toxic waste, clean it, restore the clean
21 fill and then talk about what we want to do with it, but,
22 you know, we struggled doing that.

23 So the county in the meantime is dredging the
24 Santa Cruz if you're following that. They are removing
25 silt and sand and dirt and roughage, as they call it, to

1 keep the adjacent properties under the floodplain. The
2 city does intend to reintroduce a trickle of water into
3 the Santa Cruz at 29th Street flowing north and the county
4 is going to have roughly 80, 85 metric tons of dirt.

5 What they've asked us to consider is to locate
6 that dirt on the A Mountain landfill site, which could be
7 spread about, bermed, graded and hydro seeded. We talked
8 about that at length in our subcommittee that that's
9 really kind of a bare bones approach. I think a lot of us
10 would like to see more happen over there, but the county's
11 also operating under a timing deadline. The subcommittee
12 recommendation was to allow the county to place and
13 stockpile, I think is the appropriate word, the dirt
14 removed from the Santa Cruz on our 29 acres and we would
15 continue to work together with the county, the west side
16 stakeholders, the state, the city, Rio Nuevo and the
17 Native American tribes to better design something a little
18 more attractive. I think that captured the spirit of the
19 subcommittee.

20 So you have a recommendation in front of the
21 full board to authorize the county to place -- we haven't
22 exactly figured out where or how, but it would allow us to
23 sit down with the county to allow them to stockpile the
24 dirt removed from the Santa Cruz and no further
25 commitments beyond that.

1 MR. SHEAFE: Could I ask a question? Carmine
2 DeBonis is here. I assume he's here on this issue. Would
3 it be appropriate to maybe let the county just explain
4 what they're doing?

5 CHAIRMAN MCCUSKER: Sure.

6 MR. DEBONIS: Good afternoon, chair and members
7 of the board. Carmine DeBonis, Pima County. I'm the
8 deputy county administrator over public works, so the
9 regional flood control district is one of the departments
10 that falls under public works. The district is working on
11 removing sediment and vegetation from the Santa Cruz River
12 as you indicated to restore flood carrying capacity, so as
13 we have worked on this project, it really reaches all the
14 way north to Grant Road. And some of you may already have
15 recognized that work has been done between Speedway
16 Boulevard and Grant Road. That was undertaken as phrase
17 one.

18 The stretches then that head all the way down
19 to 29th remain to be done. Vegetation removal has begun
20 on that stretch and the county is entertaining this
21 conversation on locations to place a portion of the fill.
22 So overall there will be 180,000 cubic yards of material,
23 but the segments on the southern stretches of it total
24 80,000 cubic yards that we're interested in placing on the
25 Rio Nuevo landfill site.

1 The efforts that we've undertaken involved
2 coordination with the city of Tucson. Obviously as the
3 Santa Cruz River stretches through downtown, they have
4 been involved in that process. We've worked with the
5 environmental community, the Audubon Society, the
6 Citizens' Water Coalition, various neighborhood groups in
7 alerting them to the work that needs to be done, so I
8 think there is uniform agreement that the flood risks need
9 to be mitigated and removing the material is critically
10 important. The sand buildup and sand bars contain
11 vegetation, so there is an understanding that vegetation
12 will need to be removed. We've tried to be sensitive in
13 how we've approached that so that there will be remaining
14 stands of mature trees that will provide an esthetic view
15 into the channel.

16 We've also been talking about opportunities on
17 various sites along the stretch of the Santa Cruz to
18 introduce vegetation into the overbank area, so up and out
19 of the channel. We think that that serves multiple
20 benefits, obviously mitigating further the loss of
21 vegetation in the channel itself but, you know, it helps
22 to beautify the areas and serve as a buffer to the uses
23 adjacent to the river. So we have had conversation.

24 And Suzanne Shields, our director for the
25 regional flood control district, is here. She was present

1 at the subcommittee meeting, provided a lot of technical
2 input in answer to questions. She's here again today if
3 anyone would like to get into those details. But we see
4 this as an opportunity to not only restore the flood
5 carrying capacity in the channel but also extend an
6 amenity. And I understand as the conversation has taken
7 place, it's been the struggle between the potential
8 development of that site and introducing an amenity. It's
9 the condition of the landfill.

10 Suzanne Shields formerly ran the solid waste
11 department or division of Pima County so understands
12 landfills, has been involved in remediation of a number of
13 sites in unincorporated Pima County. We have had success
14 on properties that we own where we have covered and have
15 introduced vegetation and think with the proximity to the
16 loop that this site provides an opportunity to extend
17 recreational opportunities -- passive recreational
18 opportunities onto the site subject to working with the
19 district to come up with an acceptable layout. And then
20 that leads potentially to other compatible uses that the
21 site can be applied to.

22 So with that, I'll answer any further questions
23 you have or, if we need to, we can invite Ms. Shields up
24 to respond as well.

25 CHAIRMAN MCCUSKER: Carmine, you made know the

1 answer to this question. The city removed the trash from
2 the northern sections the city owned in and around
3 Caterpillar, but they didn't refill it. When we hauled
4 trash out, we brought clean fill back. Has there been any
5 conversation that some of this could go in that hole? Is
6 there any desire on the city to use any of this for that?
7 Is some of the other removed sand, silt, dirt going to go,
8 or do you know the answer to that question?

9 MR. DEBONIS: Yes. So the city has indicated
10 an interest if this material was not able to be placed on
11 the A Mountain landfill site that they have receiving
12 locations, including one that you mentioned and a variety
13 of others. The county is also prepared to take material
14 further north, so as part of the cleanup of the segment
15 from Speedway to Grant, we deposited material in what
16 we're calling Meander Bend Park. So it's a large pit
17 essentially that is adjacent to the business park up near
18 Grant Road and that is an alternate location as well. But
19 there are plenty of opportunities for placing of the fill
20 if this were not to be decided an option that would be
21 pursued.

22 MR. SHEAFE: Well, are you wanting to put it on
23 the 29 acres because it's a little less expensive than
24 putting it in the hole?

25 MR. DEBONIS: So transportation costs are the

1 big factor. And because of the proximity of the A
2 Mountain landfill to the southern stretches and the
3 cleanup of the Santa Cruz, yes, we would desire to save on
4 those transportation costs.

5 MR. SHEAFE: If I owned a hole and I want it
6 filled and I have somebody with dirt, I would be pretty
7 anxious to get that dirt in my hole because were you to go
8 buy that dirt and do it at a later date is an enormous
9 expense. Why hasn't the city been a little more
10 aggressive saying, please, let's fill our hole and then
11 put the remainder on the (inaudible).

12 MR. DEBONIS: So the city has expressed
13 interest, as I had indicated. They felt that if a
14 community amenity could be developed as a result of the
15 placement of the fill on the Rio Nuevo district owned
16 site, that they would be supportive of that. They did not
17 want to place competing options in front of the county in
18 terms of determining where the material would go.

19 From the outreach standpoint, we have not
20 discussed that particular location in great detail with
21 the neighborhoods and would certainly want to work with
22 the city, which they understand. If this option were not
23 available, then we would regroup with the city, we would
24 reach out to the neighborhood contacts again and we would
25 have a conversation about their site.

1 CHAIRMAN MCCUSKER: You had mentioned that the
2 80 cubic yards -- 80,000 cubic yards is not all of the
3 fill, so is there not enough dirt to do both that we
4 could -- we could restore the city remediated areas and
5 place a similar amount on the A Mountain landfill or --

6 MR. DEBONIS: So as we -- we launched the
7 project on the segment from Speedway to Grant Road, we had
8 had outreach to the neighbors and indicated that we would
9 be filling that Meander Bend hole and that we would be
10 developing that into an open space park. So the material
11 that came out of the Grant Road -- Speedway to Grant
12 segment did not completely fill that, so the portions of
13 sediment that are on the northern stretches of these next
14 phases we would like to utilize there to fulfill the
15 commitment that we made to those neighborhoods.

16 CHAIRMAN MCCUSKER: That makes sense. Thank
17 you.

18 Any questions for Carmine?

19 Mr. Irvin.

20 MR. IRVIN: So I understand that the -- the
21 hole that the city has is about 100,000 cubic yards. And
22 now, as I understand it, we're talking about
23 800,000 cubic -- excuse me, 80,000 cubic yards here. I
24 also was reading some stuff, and I guess in addition to
25 that to make this, quote, dirt useful, it has to be mixed.

1 Do you know what sort of ratios and what sort of mixture
2 has to occur to make it where something would grow on it?

3 MR. DEBONIS: So I'm going to defer to Suzanne
4 on more of the technical aspects, but there's vegetative
5 material that's coming out of the Santa Cruz, so the idea
6 was that that material would be shipped and mixed in with
7 the sediment and then hauled out simultaneously. So that
8 was a factor as well as we were talking with the city of
9 Tucson and alerting them we were not going to be
10 separating out those organic materials from the sediment
11 materials. And their vision for filling the hole that
12 they have on their site is subsequent development, so that
13 poses a different profile of material that may be ideal
14 for -- for placement on that site.

15 So Suzanne can talk to the mix ratios. I think
16 that it's taking the existing vegetative material rather
17 than hauling that out separately, breaking it down on site
18 and mixing it in with the material to give it some organic
19 content that then could support then reseeding and
20 subsequent vegetation.

21 MR. IRVIN: So it sounds like it's
22 significantly more than the 80,000 cubic yards that's
23 going to be used for that, or no?

24 MR. DEBONIS: So I'm going to let Suzanne speak
25 to that, if that increases the volume. I think the

1 estimate --

2 Oh, there you are.

3 CHAIRMAN MCCUSKER: Suzanne, introduce yourself
4 for the record, and then Mr. Irvin's question was to the
5 mix of soil additives.

6 MS. SHIELDS: Okay. My name's Suzanne Shields.
7 I'm the director of the Pima County Regional Flood Control
8 District.

9 We have looked at the soil that we're going to
10 be removing and have done some geotechnical testing along
11 the way, including chemical testing because we wanted to
12 make sure it was clean fill. And it is clean fill.

13 One of the material would go into the city's
14 hole there, the Norbert (ph) landfill, I believe it was,
15 or on the A Mountain landfill. There would have to be
16 additives. You've got to understand that they want to
17 build a building on this material. It is more sand and
18 may not have the kind of cohesion that they would want.

19 When we estimate our cubic yards for bidding
20 purposes, we're estimating in terms of the haul. And I
21 think people familiar with construction, when you compact,
22 the volume goes down. We would not be putting in a large
23 amount of organic. We would chip up some organic. The
24 idea is to keep the soil so it can be aerated. I think
25 right now nothing is -- a lot of things don't grow where

1 there's been heavy traffic and the soil there is not
2 aerated. And yes, there is landfill gas. I think the one
3 that bothers the plants the most is carbon dioxide, so you
4 want the soils to be aerated.

5 We've done this in other locations. It -- I --
6 I don't see us doing more than, say, 5,000 cubic yards of
7 chipped material. It would be really loose and just mixed
8 in with the sandy material.

9 MR. IRVIN: So some of the initial studies that
10 I had seen, some of the stuff that I read, talked about
11 needing to lay four feet of fill on top of this site.
12 That doesn't sound like that's correct math to me. That's
13 like saying we're close to that. Where did that number
14 come from? Am I wrong in seeing that? I've seen some
15 stuff that talked about four and a half feet of dirt that
16 you guys needed to spread across 29.22 acres. Is that not
17 correct?

18 MS. SHIELDS: Because of the existing landfill
19 gas monitor sites where there's a major sewer line and
20 there's the Kinder Morgan pipeline, there's some
21 constraints on where we can put the material, so we are
22 not spreading it evenly across the whole site. The idea
23 is to make it undulating so it can -- when it gets
24 revegetated, it will look nice. It won't just be a flat
25 surface. So in some cases, the -- the height might go as

1 much as six feet, and then it would taper off to nothing,
2 so --

3 MR. IRVIN: You talked about a bunch of the
4 sites that you guys have currently remediated. Have any
5 of those sites been used for anything but a park?

6 MS. SHIELDS: They've been used for parks.

7 MR. IRVIN: All right. So every one that's
8 been remediated so far is currently being used as a park?

9 MS. SHIELDS: Yes.

10 MR. IRVIN: Okay. A couple of other questions.

11 So I was under the understanding that by being
12 able to distribute this dirt across the former landfill
13 site, that it was going to save the county about \$250,000,
14 I think the number is. And I was reading through some
15 stuff and noticed that the estimate to take -- was about
16 \$40,000 to reseed these areas and do them properly. It
17 sounds to me like that's four, maybe six acres worth of
18 area that we could encompass with that formula. Do you
19 agree with that formula? I've seen that a couple of
20 times. And how do you spread that kind of cost across a
21 big site like that?

22 MS. SHIELDS: Okay. What we have talked about
23 was that we would take that 250,000-dollar savings and use
24 it on the site to, one, hydroseed just because you have to
25 control the dust but also working with the district to

1 come up with some kind of landscaping plan so that you get
2 something more.

3 MR. IRVIN: But I guess my point is, what I had
4 seen, unless I misread something or what have you, the
5 numbers that I saw was the estimates were 30 to \$50,000
6 per acre to reseed and reintroduce vegetation and what
7 have you. Unless I was mistaken, I thought people had
8 agreed that \$40,000 was a pretty reasonable number. And
9 based on the \$250,000 that you're talking about that Pima
10 County's is going to save and then distribute it across
11 the landfill site, it's going to allow us to take care of
12 six of the acres unless my math is incorrect.

13 MR. MARQUEZ: So there's some clarity for Mark,
14 I apologize to butt in here, the 40,000-dollar figure was
15 Ken Kavanaugh's number and that was from soup to nuts.
16 That was to take it from a blank piece of land
17 including -- that value also included what Pima County was
18 going to -- to do, the work they were going to do. They
19 included the cost of the sand, the silt, the vegetation,
20 the moving of the land -- sorry, moving the dirt across
21 the land. That was just a total, total number. So what
22 we were talking about was trying to get it to look like
23 what Prickly Pear Park looked like, which is a beautiful
24 park, great asset for the community, and then with Ken
25 Kavanaugh's piece and also in working with Pima was to try

1 to see what kind of upgrades which could take us to a
2 whole 'nother level of asset compared to what Pima County
3 was looking at with Prickly Pear Park. We had some
4 opportunities to really build something beautiful there,
5 but the 40,000 was before even Pima County (inaudible).

6 MR. IRVIN: So what happens when and if we are
7 successful maybe in advancing the plan to do a planned
8 area development on the west side that would incorporate
9 this area as well and we say to Pima County, hey, we don't
10 want that dirt anymore. What happens to it. Is that now
11 on the district's responsibility to haul that off? And if
12 I'm not mistaken, based on my simple math, that's probably
13 close to \$8 million that we would absorb as the deficit.

14 MS. SHIELDS: We -- we'd have to reach an
15 agreement with you. We're just trying to deal with some
16 ideas. I believe what we're talking about is doable.
17 And, as Carmine said, we also need to do some mitigation
18 because we're taking vegetation out of the channel, which
19 is under a 404 permit, so in addition to the 250,000, we
20 were looking initially at doing more vegetation.

21 At the same time, I understand there's a need
22 for parking, there will be other things like pathways that
23 we would envision, so you're not looking at the cost of
24 vegetation for the whole 29 acres. There may be areas
25 that -- that Rio Nuevo wants to hold onto because the

1 depth of the waste is not as deep. The one -- the
2 northeast portion, it's over 40 feet deep, which is much
3 deeper than what Caterpillar or the Norbert landfill area
4 was.

5 MR. IRVIN: I've seen the surveys and I know it
6 slopes in and I know that the cost to remediate is roughly
7 a million dollars an acre. So under your plan, do you
8 envision that this would ever be used for anything in your
9 mind but a park?

10 MS. SHIELDS: It's possible that it would
11 remain a park. It's possible it's a temporary, and then
12 at some point in time, if there's a need for development,
13 you still own the property.

14 MR. MARQUEZ: I think if I were a lawyer, I'd
15 yell speculation. You know, one thing that we were clear
16 about -- right, Mr. Lawyer? One thing we were clear about
17 in the committee meeting is this a great opportunity that
18 Pima County is bringing to us. They're not really asking
19 us for any money at all to do this. Obviously, we can
20 have a grand plan and we can invest some, if we like, in a
21 retail component and possibly make, you know, some
22 upgrades. But we were very clear in the committee meeting
23 this could be developed in the future. But there is a 25
24 to 30 million-dollar starting point just to -- we say the
25 word remediate, but just removing the trash. You have

1 to -- just to get to a starting point to develop anything,
2 have to spend 25 or \$30 million. And then once you get
3 there, you have an R1 or R2 zone, which is homes. And
4 we're into sales tax and homes don't generate sales tax,
5 so there's some pretty big hurdles in our way. We're just
6 kind of looking at what the opportunity is today with Pima
7 County because we really haven't had a plan because of
8 those big hurdles and I don't really think we have a plan
9 other than this than to just leave it looking like --

10 MR. IRVIN: I'd like to ask a couple of
11 questions --

12 CHAIRMAN MCCUSKER: Don't talk over each other.
13 Let Mr. Marquez finish.

14 MR. MARQUEZ: If you feel a need to jump in
15 before --

16 MR. IRVIN: You kind of jumped in on the middle
17 of me as I was trying to go through some stuff, so you're
18 entitled to if you want to.

19 MR. MARQUEZ: No, go ahead.

20 MR. IRVIN: I guess -- I guess the last point
21 that I want to make is, as I had understood things, part
22 of the impetus to get things moving quickly was the
23 hurdles that we're currently facing given the contract
24 which you've been working on for some time but we were
25 only privy to in December. But now that you have another

1 place that you could park this at the city, in the city's
2 hole, it seems to me like that issue and that urgency to
3 make something happen has gone away. In fact, not only
4 has it gone away but it solves a big problem with the city
5 as well if I'm not mistaken.

6 CHAIRMAN MCCUSKER: You may have misunderstand
7 that. I think that question was asked and answered. The
8 kind of dirt the city would want in their hole is
9 basically sifted. It's clean dirt, no roughage, no
10 organic material, you know, so you can't just throw this
11 dirt in that hole. I got that.

12 MR. IRVIN: I think it's got to be mixed like
13 ours would have to be mixed --

14 CHAIRMAN MCCUSKER: I think it would have to be
15 unmixed. I think you'd have to separate the roughage so
16 that the dirt that goes into that hole is clean fill. So,
17 you know, that would be tremendously more expensive than
18 just taking dirt out of the river and putting it some
19 place.

20 So to your point about the park, I think the
21 answer to that question is yes. If we opt to do this, the
22 chances of that ever being anything but a park are pretty
23 slim.

24 MR. IRVIN: Right.

25 CHAIRMAN MCCUSKER: And now you've got to tear

1 down a park in order to build anything commercial on it.

2 And Edmund's right, it is currently zoned as
3 residential, so, you know, this is -- it's not an easy
4 question by any means, but I don't think putting the dirt
5 in the city's hole is an option.

6 MR. IRVIN: I don't think we know enough about
7 the mix of that dirt to know what needs to be mixed with
8 it because we can't. We haven't studied it like we
9 haven't studied this issue.

10 CHAIRMAN MCCUSKER: Any other questions for
11 Suzanne?

12 Mr. Marquez.

13 MR. MARQUEZ: I move we allow --

14 CHAIRMAN MCCUSKER: Hang on. Are we done with
15 the county?

16 MR. MARQUEZ: Yes. Thank you very much.

17 CHAIRMAN MCCUSKER: Thank you very much.

18 Okay. Mr. Marquez.

19 MR. MARQUEZ: I move we allow Pima County to
20 move their sand and silt from the Santa Cruz onto our A
21 Mountain landfill directing counsel to execute such
22 agreement with the county.

23 MR. COLLINS: I think, Mr. Marquez, that you
24 want me to write it and that the executive officers would
25 be the ones to execute.

1 MS. COX: Or the committee.

2 MR. MARQUEZ: Or the committee.

3 MS. COX: We have a committee. Why don't we
4 just use that?

5 CHAIRMAN MCCUSKER: A committee cannot act on
6 behalf of the full board, so --

7 MR. COLLINS: That's true.

8 MR. MARQUEZ: All right. I move we allow Pima
9 County to move their sand and silt and stockpile it on our
10 A Mountain landfill.

11 MR. IRVIN: Point of clarification before
12 anybody seconds that. When you say place it on our site,
13 is that anywhere on our site, is directed on the site, on
14 the end of the site that maybe could be the equestrian
15 piece? I mean, what does that motion mean?

16 MR. MARQUEZ: I don't know which exact spot
17 that we want to put it on. It would be nice if we had a
18 discussion with Pima County, which was kind where we were
19 going.

20 MR. SHEAFE: Would you accept an amendment
21 then?

22 MR. MARQUEZ: What would be the amendment?

23 MR. SHEAFE: The amendment would --

24 MS. COX: We don't have a second.

25 CHAIRMAN MCCUSKER: We don't have a second for

1 that motion yet. We have a motion --

2 MS. COX: Second.

3 CHAIRMAN MCCUSKER: Okay. Now you have a
4 motion and a second.

5 MR. SHEAFE: The amendment would be that
6 counsel be authorized to negotiate with Pima County to
7 place the dirt in a manner that would not preclude other
8 development in the future and to concentrate the dirt as
9 much as possible in one location rather than spread it out
10 over the entire site.

11 Sidebar, if you take 80,000 yards, that's going
12 to cover about 16 acres at four feet deep. At six feet
13 deep, all of a sudden you're talking about, you know, nine
14 or 10 acres. So in any case, we're not talking about the
15 entire property. So again, sidebar.

16 CHAIRMAN MCCUSKER: I'm sure if we got into the
17 dirt engineering business, I think it can be as simple
18 that the county can place the dirt on our land with our
19 agreement as to where they place it. A lot of work's got
20 to go into where you put it and how big it is and is this
21 a pile that has to be maintained and dust proofed and
22 fenced. You know, these are not questions we're going to
23 answer today.

24 MR. MARQUEZ: So the amendment is where we
25 agree that they place it?

1 CHAIRMAN MCCUSKER: The motion is to basically
2 adopt the recommendation of the subcommittee to allow the
3 county to place the dirt removed from the Santa Cruz on
4 our site. Probably the amendment that you want is with
5 mutual agreement with Rio Nuevo just as to the location,
6 and then we can help them decide where to put it.

7 MR. MARQUEZ: Can I just simply say so moved?
8 So moved.

9 MR. IRVIN: Is there anything in that motion
10 relative to liability, responsibility, any of that, or is
11 it just park it on there and off we go? I mean,
12 liability-wise, how are we handling that issue?

13 CHAIRMAN MCCUSKER: Let me confirm with
14 Robert's Rules of Order here first. So he basically made
15 a motion over his original motion.

16 Is that a replacement motion?

17 MR. MARQUEZ: Yes.

18 CHAIRMAN MCCUSKER: And the second agreed with
19 that, so we have a replacement --

20 MR. HILL: Subsequent.

21 CHAIRMAN MCCUSKER: -- subsequent motion.

22 MR. COLLINS: And just for everyone's
23 recollection, this board has not adopted Robert's Rules of
24 Order.

25 CHAIRMAN MCCUSKER: We adopt --

1 MR. COLLINS: Thank you for not doing that.

2 CHAIRMAN MCCUSKER: We adopt Jeff Hill's.

3 Okay. I think we have a motion and a second
4 that provides for the county to place the dirt they remove
5 from the Santa Cruz on our site, location subject to our
6 approval.

7 Any further discussion?

8 (No oral response).

9 CHAIRMAN MCCUSKER: 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: I'd like to explain my vote. I'm
18 going to vote no. And I'll tell you why I'm going to vote
19 no, not because I don't appreciate having a chance to work
20 with any other municipality, what I'm bothered by is the
21 lack of planning and somebody's lack of planning becoming
22 our new emergency on this board.

23 I'm also kind of amazed that we don't tap the
24 brake pedal for a second and realize that adding this dirt
25 on top of that is an expense to the district, could be an

1 expense as much as eight to \$10 million and I do think it
2 will impact this going forward.

3 As I've said, as much as I love and appreciate
4 everything that this board has done and, as you guys know,
5 I'm almost nine years on this board, one thing that I've
6 always felt is that our legacy -- initially I thought it
7 might be hotels, then I thought it might be some of the
8 stuff we're doing with employment, and then I thought,
9 well, maybe it's going to be what we're doing with the
10 TCC. In my humble opinion, our legacy really is in giving
11 this community 30 acres of developable land on the west
12 side of town right next to Caterpillar, right next to
13 where the city has already remediated eight acres so they
14 can do some of the stuff that they think is important on
15 that site.

16 We have a duty and a responsibility to raise
17 TIF income -- excuse me, TIF revenues and this is a great
18 opportunity for us to sit down as a community and try to
19 decide what we'd like to do with this site. We've got a
20 lot of stakeholders in this and I think they should all be
21 consulted. I think it's neat when you have a chance to go
22 into a development and do not have a preconceived notion,
23 but you really have a notion that what you'd like to do is
24 to deliver to the city, to our community, 30 acres of
25 developable land.

1 Yes, is it \$30 million? Yeah, it is
2 \$30 million. Have we taken any time really to go out and
3 look at Brownfield monies and what things that we might be
4 able to secure? No, we haven't. Have we had an
5 opportunity to visit with some of our legislative leaders,
6 yes, we just started that discussion. I'd like to see us
7 sit down with our stakeholders and say, hey, what should
8 we do with this 30 acres. Should we sit down as a
9 community and plan it, should we not just go off on a
10 one-off park situation where we have this open space
11 that's really unusable other than as a park. There's a
12 reason stuff doesn't grow on it. It's methane producing
13 and any time any tree penetrates that cap, it's going to
14 die.

15 So I don't know enough yet to vote for any of
16 this. I think this is something that's being kind of
17 rushed through in a manner that we have not had a chance
18 to look at. I think it's one of those things that, if
19 this goes forward, we really are taking away any
20 opportunity that we have as a community to create a
21 30-acre developable site downtown with the full impact and
22 influence of our community to go get that done.

23 So with that, I vote no.

24 MS. HAGA-BLACKMAN: Jeffrey Hill.

25 MR. HILL: Aye.

1 MS. HAGA-BLACKMAN: Fletcher McCusker.

2 CHAIRMAN MCCUSKER: That's four aye votes, so I
3 will vote no and explain why. The motion's going to pass
4 four to two.

5 I agree with Mr. Irvin to the extent that this
6 is not the vision or legacy that I would like us to leave.
7 However, that vision or legacy may not be achievable. I
8 have always fought to remediate this land, to master plan
9 it with the northern sections to really build something
10 iconic. The city's land and the Rio Nuevo land on that
11 west side are as big as our current downtown.

12 I stood on top of A Mountain with a developer
13 from Portland and he went, oh, my God, you have 50 acres
14 connected to (inaudible). There's no place in the country
15 that has that kind of amenities. We can't develop it. We
16 couldn't develop it because of the land. You know, some
17 sort of a mix with these historical assets and residential
18 and cafe, I mean, there could be a really neat development
19 over there.

20 I don't think the dirt is going to prevent us
21 from doing that. I think we should get after a possible
22 remediation plan, talk to the feds, talk to the state,
23 talk to whomever. And in the event that that is never
24 affordable, then to have a park -- respectable park with
25 some proper amenities and some return on our investment is

1 probably not a bad idea. But I would like to do the
2 latter, but I don't think putting that dirt on there is
3 going to make a big difference. But the motion passes
4 four to two.

5 MS. COX: And I'd just like to say something,
6 that I agree fully with what you have just said, Fletcher,
7 that by putting the dirt on there, we create something
8 that is certainly more attractive than we have now. It
9 makes the area more liveable. And it doesn't need to be
10 permanent. And there may be an expense to remove that
11 dirt if we wanted to clean the landfill, but there's
12 also -- I would think it would make more sense if we want
13 to clean up under it, we move that dirt aside, clean up
14 under it and put it back, so -- I can't imagine that would
15 be that expensive, so I --

16 CHAIRMAN MCCUSKER: Okay. Here we go. We're
17 moving dirt.

18 Mr. Collins, you'll communicate that to the
19 county?

20 MR. COLLINS: Yes, Mr. Chairman.

21 Before you move on to any other agenda items,
22 the west side parcel is -- the language is broad enough.
23 As you may know, Geotech, a local company, has been -- has
24 offered to and is in the process of making a Brownfield
25 application on this property. The executive officers have

1 authorized that to date, it's no expense for this board,
2 but I think it would be appropriate for the board to --

3 CHAIRMAN MCCUSKER: What is the timing on that?
4 Is there a deadline? Is it due before our next meeting?

5 MR. COLLINS: Yes. As I understand it, the
6 application needs to be made by the 31st of this month.
7 And I believe that they're ready to go, but they need a
8 formal approval from you.

9 MR. SHEAFE: That doesn't have anything to do
10 with where the dirt's placed. That's an entirely separate
11 item.

12 MR. COLLINS: I certainly can coordinate that
13 with Geotech, where they're going to apply that
14 Brownfield.

15 MR. SHEAFE: We have an interest in that kind
16 of grant, so do you need a motion?

17 MR. COLLINS: Yes.

18 MR. IRVIN: It's not on the agenda.

19 CHAIRMAN MCCUSKER: I mean, he's our lawyer,
20 but I am concerned that we really haven't looked at this.
21 We haven't talked to the people who are writing it.
22 There's been no real public disclosure of all this, but if
23 we don't do something today, they will not -- they will
24 not be able to apply in time for the deadline.

25 Can we approve it and have the option later to

1 withdraw it?

2 MR. COLLINS: Yes.

3 MR. SHEAFE: We could reject it.

4 MR. COLLINS: Sure.

5 MR. MARQUEZ: We actually had a public
6 disclosure. We had a meeting with the west side folks and
7 we had a full discussion about --

8 CHAIRMAN MCCUSKER: Not a meeting of the Rio
9 Nuevo board. And I really don't like putting things out
10 there that we haven't looked at. It's more, you know,
11 throwing stuff on the wall. But given the nature of the
12 deadline, you know, let's --

13 MR. SHEAFE: Do you want a motion?

14 CHAIRMAN MCCUSKER: With the idea that we
15 can -- and we'll put it on the agenda for the next
16 meeting. And if we really don't want to do it, then we'll
17 have the opportunity to withdraw.

18 MR. IRVIN: Is the language in item seven, the
19 west side parcel, broad enough to allow that, Mark?

20 MR. COLLINS: I believe so.

21 MR. IRVIN: So you could probably make a
22 motion, Chris, if you want.

23 CHAIRMAN MCCUSKER: Yeah. I don't like backing
24 into vague language. I would like to see it and hear it
25 and ask questions about it and, you know, do that in a

1 transcribed public meeting.

2 But, Mr. Sheafe, if you want to advance it
3 subject to its withdrawal, let's go for it.

4 MR. SHEAFE: I move that we authorize counsel
5 to authorize the parties that are interested to move
6 forward on the Brownfield application knowing that we're
7 under no obligation to accept the funds if the application
8 is approved and it will come back to the board as to
9 whether or not we accept the funds.

10 MS. COX: Second.

11 CHAIRMAN MCCUSKER: Clear?

12 MR. COLLINS: Clear.

13 CHAIRMAN MCCUSKER: All right. Brandi, call
14 the roll.

15 MS. HAGA-BLACKMAN: Edmund Marquez.

16 MR. MARQUEZ: Aye.

17 MS. HAGA-BLACKMAN: Jannie Cox.

18 MS. COX: Aye.

19 MS. HAGA-BLACKMAN: Chris Sheafe.

20 MR. SHEAFE: Aye.

21 MS. HAGA-BLACKMAN: Mark Irvin.

22 MR. IRVIN: Aye.

23 MS. HAGA-BLACKMAN: Jeffrey Hill.

24 MR. HILL: Aye.

25 MS. HAGA-BLACKMAN: Fletcher McCusker.

1 CHAIRMAN MCCUSKER: Aye.

2 So we're going to get a grant that we don't
3 know anything about. It's not the way you run a railroad,
4 but it's a nice UTube moment.

5 The TCC, we have indeed -- we have an RFQ for
6 the new ice rink. We had responses for that. We have met
7 and created an awardee, Mr. Collins, so what do we need to
8 do here to advance the ice rink?

9 MR. COLLINS: Well, as you mentioned, the RFQ
10 was issued yesterday. The interviewees were ranked. And
11 that notice is now on your web page with the number one
12 ranked proposing group being lead by Lloyds Construction,
13 GLHN and Simco. And then Rink Tec was the second
14 interview -- ranked the second interviewee. I have
15 advised both of the proposers and requested from the
16 Lloyds group their initial proposal for the
17 pre-construction numbers.

18 So I believe you've authorized all of that.
19 You authorized the issuance of the RFQ. The RFQ has gone
20 out. The evaluation committee has evaluated. The next
21 step is going to be to sign the agreement -- negotiate and
22 sign the agreement. I think it would be appropriate,
23 should you so desire, to authorize the finalization of the
24 contract with the highest rated proposer and execute that
25 contract.

1 MR. SHEAFE: So moved.

2 MR. IRVIN: Second.

3 CHAIRMAN MCCUSKER: Brandi, call the roll.

4 MS. HAGA-BLACKMAN: Edmund Marquez.

5 MR. MARQUEZ: Aye.

6 MS. HAGA-BLACKMAN: Jannie Cox.

7 MS. COX: Aye.

8 MS. HAGA-BLACKMAN: Chris Sheafe.

9 MR. SHEAFE: Aye.

10 MS. HAGA-BLACKMAN: Mark Irvin.

11 MR. IRVIN: Aye.

12 MS. HAGA-BLACKMAN: Jeffrey Hill.

13 MR. HILL: Aye.

14 MS. HAGA-BLACKMAN: Fletcher McCusker.

15 CHAIRMAN MCCUSKER: Aye.

16 That's approved unanimously. Just to be clear,
17 this is replacement ice for the current hockey rink.
18 We're not building a new ice rink. This replaces the
19 refrigerant and the concrete and the chilling system at
20 the TCC. And it is about a two and a half million dollar
21 estimate.

22 MR. SHEAFE: It's worth noting that there's a
23 very tight timeframe for getting all this coordinated, the
24 Road Runner's schedule and the other schedules, so we are
25 having to fit this in rather precisely.

1 CHAIRMAN MCCUSKER: It would be a real
2 adventure if our team makes the playoffs and our football
3 makes the playoffs. But they offered to work three shifts
4 if that was the case.

5 Duplex, just to paraphrase the possible action,
6 our friends from the Project for Public Spaces, who we are
7 working with in earnest on the Sunshine Mile, have
8 presented us with a proposal to help vision the so-called
9 Presidio district in the duplex. And I think we've seen
10 that proposal and it has an amount attached to that, so
11 what is the members' pleasure?

12 MR. IRVIN: Motion to approve.

13 MS. COX: Second.

14 CHAIRMAN MCCUSKER: Do we know the amount?
15 Let's just get that into the record.

16 MS. COX: \$45,000.

17 CHAIRMAN MCCUSKER: All right. Thank you.

18 The motion and second is to approve the PPS --

19 MS. COX: 48.

20 CHAIRMAN MCCUSKER: -- proposal for \$48,000.

21 Brandi, call the roll.

22 MS. HAGA-BLACKMAN: Edmund Marquez.

23 MR. MARQUEZ: Aye.

24 MS. HAGA-BLACKMAN: Jannie Cox.

25 MS. COX: Aye.

1 MS. HAGA-BLACKMAN: Chris Sheafe.

2 MR. SHEAFE: Aye.

3 MS. HAGA-BLACKMAN: Mark Irvin.

4 MR. IRVIN: Aye.

5 MS. HAGA-BLACKMAN: Jeffrey Hill.

6 MR. HILL: Aye.

7 MS. HAGA-BLACKMAN: Fletcher McCusker.

8 CHAIRMAN MCCUSKER: Aye.

9 So we've set time aside for a call to the
10 audience. Any requests?

11 We allow late hand raisers.

12 Diana, come on up.

13 MS. HADLEY: I just want to thank you on
14 behalf --

15 Diana Hadley from the Menlo Park Neighborhood
16 Association and Friends of Tucson's Birth Place. And I
17 wanted to address the no vote and to thank everybody for
18 voting the way that they did and for expressing your
19 opinions on the A Mountain landfill.

20 And I just wanted to mention that the reason
21 that the Rio Nuevo board exists is because of Proposition
22 400 that was passed with a 67 percent margin in 1999 for
23 the preservation and the development of Tucson Origins
24 Heritage Park. And the legacy that this board can leave
25 that will be unique in the entire United States is to

1 protect the birthplace of Tucson. We have 4,100 years of
2 agriculture. It's the longest continuously farmed area in
3 the entire United States. Corn agriculture came here
4 before it came to anywhere else in the United States.

5 This is a really important legacy. We have
6 open space that reaches from the A Mountain landfill all
7 the way to the Avra Valley. And preserving that and
8 preserving a wildlife corridor and a native plant corridor
9 is a real treasure that makes Tucson unique in this
10 country and will attract and draw tourists from all over
11 the world. And I want to thank you for making this first
12 step in -- in engaging the largest parcel of open land
13 that's left in the area as the beginning of the true
14 Tucson Origins Heritage Park.

15 Thank you so, so much. It's an incredibly
16 popular program with all of the residents of Tucson and
17 the west siders will be ecstatic when they hear this news.
18 Thank you.

19 CHAIRMAN MCCUSKER: Thank you.

20 Raul.

21 MR. RAMIREZ: My name is Raul Ramirez, west
22 side resident. And I want to comment on some of the
23 things you're saying in terms of the importance of this
24 site from a historical perspective. I've come before and
25 spoken about the cultural aspects that include Tumamoc and

1 the Birthplace of Tucson. I just want to say that the
2 presentation by Geotech was well received by the folks
3 from the Menlo Park area, and we understood that there's a
4 possibility half a million would be used and that
5 Brownfields are used for -- to restore land for economic
6 development.

7 Obviously that's not very much money
8 considering the totality and the pricing out of
9 one million per acre for the cost of remediation or
10 removal, but it's a start. And there's some ideas that
11 have to do with Mission Lane and the property in that area
12 next to the Carrillo house, that that money could be used
13 for remediation. And I think there's opportunities there
14 for some sort of development. And I'm talking about small
15 scale, coffee shop, something that would meet the
16 requirements.

17 But I think as far as from my perspective in
18 terms of a legacy, yes, there is a legacy for development.
19 And I mentioned to you that you've done a great job, but I
20 think the part that needs to be developed more is -- and
21 that's the rationale for why Rio Nuevo was initially
22 created almost 20 years ago, by the way, November of '99,
23 so we're almost coming up to the 20 year anniversary. So
24 I think there's that opportunity.

25 So I guess from a different perspective, you

1 know, I look at it from development of 20 acres. Maybe
2 Mark -- I would agree with Mark, but if I look at it from
3 historic preservation and the importance of A Mountain and
4 Tumamoc and the birthplace, then I would definitely agree
5 with that. So thank you.

6 CHAIRMAN MCCUSKER: Raul, thank you.

7 Anyone else from the audience?

8 (No oral response)

9 CHAIRMAN MCCUSKER: I'll entertain a motion to
10 adjourn.

11 (Motion made, seconded and passed unanimously)

12 (3:07 p.m.)

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1 STATE OF ARIZONA)
) ss.
2 COUNTY OF PIMA)

3 BE IT KNOWN that the foregoing transcript was
4 taken before me, THOMAS A. WOPPERT, RPR, a Certified Court
5 Reporter in the State of Arizona; that the foregoing
6 proceedings were taken down by me in shorthand and
7 thereafter reduced to print under my direction; that the
8 foregoing pages are a true and correct transcript of all
9 proceedings, all done to the best of my skill and ability.

10 I further certify that I am in no way related
11 to any of the parties hereto nor am I in any way
12 interested in the outcome hereof.

13 Dated at Tucson, Arizona, this 10th day of
14 February 2019.

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Thomas A. Woppert, RPR
AZ CCR No. 50476