



## Investing to Revitalize Downtown Tucson



1999-2010

*Rio Nuevo operated by the City of Tucson*



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## FIRST CHAPTER– THE CITY OF TUCSON YEARS

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The Rio Nuevo Multipurpose Facilities District (“District”) was formed by the City of Tucson (“City”) and South Tucson in October of 2000. From the outset, the City had full control of who served on the District’s Board of Directors (“Board”) and thus over all of the District’s actions. The District’s financial records were sufficiently commingled with those of the City that when the state took control of the District in 2010, the first task of the new state appointed Board was to attempt to determine what had happened to state sales taxes that had been paid to the District under A.R.S. §42-5031.

The following information was originally compiled by Rob O’Dell, then an investigative reporter for the Arizona Daily Star (“O’Dell Spreadsheet”). Later at least one audit conducted on behalf of the state appointed District Board validated the O’Dell Spreadsheet numbers from records requested from the City. The following list of “Projects” and “Rio Nuevo Totals” are based upon the O’Dell Spreadsheet.



# City of Tucson-operated Rio Nuevo 1999-2010

| Project   | Rio Nuevo Total |
|---|-----------------|
| <b>Projects:</b>                                    |                 |
| Purchase of TCC for Multipurpose District           | 34,429,741.53   |
| Mission Site/Origins Park                           | 18,233,716.69   |
| Depot Plaza: Parking Garage                         | 13,823,530.20   |
| Fox Theatre   | 11,519,702.33   |
| Civic Center: Convention Center Hotel               | 10,059,819.48   |
| Downtown Infrastructure Improvements (DIIP phase 2) | 9,027,751.55    |
| I-10 Underpass Widening/Clark Street                | 9,000,000.00    |
| Science Center and Historical Museums               | 7,706,235.04    |
| Mercado Avenue                                      | 5,523,863.22    |
| Presidio Stabilization & Heritage Park              | 4,375,369.97    |
| Civic Center: Convention Center East Entrance       | 4,332,119.61    |
| Property Purchase Citizen Auto Exchange             | 3,165,194.05    |
| Mission Landfill                                    | 2,639,907.36    |
| Rialto Theatre                                      | 2,267,770.01    |
| Civic Center: Convention Center Expansion           | 2,228,346.49    |
| Mission Garden                                      | 2,052,935.78    |
| Cushing Street Bridge                               | 1,809,748.88    |
| Civic Center: Convention Center Parking Garage      | 1,615,804.39    |
| Arizona History Museum                              | 1,467,182.82    |
| Archaeology and Historic Research                   | 979,182.26      |
| Roundabout at Grande and Clearwater/Cushing         | 952,529.38      |

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|--|------------|
| Thrifty Block                            | 886,852.99 |
| Civic Center: New Arena                  | 885,265.77 |
| TCC Box Office                           | 793,716.39 |
| Civic Plaza                              | 757,045.28 |
| Northwest Lots: Church-Stone             | 751,907.03 |
| Civic Parking Garage                     | 657,103.92 |
| Public Infrastructure Improvements       | 552,831.54 |
| Origins Infrastructure                   | 539,405.74 |
| Cultural Plaza and Parking Garage        | 429,833.27 |
| Congress Streetscape                     | 338,801.69 |
| Southwest Drill Track Improvements       | 244,217.02 |
| Rio Nuevo Landfill Stabilization Project | 243,524.10 |
| Barrio Viejo                             | 225,960.58 |
| I-10 Deck Park                           | 209,977.76 |
| Depot Plaza: Public Improvements         | 207,718.94 |
| Greenway Multiuse Path                   | 200,000.00 |
| Barrio Sin Nombre                        | 131,845.78 |
| Property at 151 N. Stone                 | 128,801.93 |
| Congress Landfill                        | 127,905.55 |
| Civic Center: Central Energy Plant       | 94,875.00  |
| Bonita Ave and Congress                  | 77,615.17  |
| Property purchase 501 S. Sentinel Ave    | 27,887.51  |
| Simpson Street Warehouse Demolition      | 25,628.04  |
| Gadsden Development                      | 20,422.00  |
| South Drill Track Improvement            | 15,497.00  |
| Greyhound Bus Relocation                 | 13,951.69  |
| Plaza Del Centro                         | 10,556.93  |

|                                 |                |
|---------------------------------|----------------|
| Purchase Property New Arena     | 8,830.91       |
| Rio Nuevo potholing             | 3,211.00       |
| Property at 332 S. Freeway      | 2,800.00       |
| Presidio Terrace                | 1,579.57       |
| Tucson Regional Visitors Center | 1,208.45       |
| Westside Project                | 925.00         |
| Mission Complex Drainage Swale  | 0              |
| TOTAL PROJECTS                  | 155,828,154.59 |
|                                 |                |
| Operating Expenditures          | 12, 594,985.22 |
| Debt Service                    | 65,350,902.89  |
|                                 |                |
| TOTAL EXPENDITURES 1999-2010    | 233,774,042.70 |