PROCEEDINGS

CHAIRMAN McCUSKER: It's 9:10. This is a Rio Nuevo study session dedicated to the TCC. Mr. Sheafe is on his way. He got tied up. Mr. Hill is traveling. Brandi, will you call the roll? Wait. I skipped the Pledge. I always skip the Pledge.

MR. IRVIN: You should lead it.

CHAIRMAN McCUSKER: Stand for the Pledge. (The Pledge of Allegiance was recited.)

CHAIRMAN McCUSKER: Now, Brandi, call the roll.

MS. HAGA-BLACKMAN: Edmund Marquez?

MR. MARQUEZ: Here.

MS. HAGA-BLACKMAN: Mark Irvin?

MR. IRVIN: Here.

MS. HAGA-BLACKMAN: Fletcher McCusker?

CHAIRMAN McCUSKER: Here.

And call Jannie.

MS. COX: Here.

CHAIRMAN McCUSKER: There you go. Thank you, everyone.

This is unusual for us and not exactly the format we wanted. It's a little more formal. It's designed to be incredibly informal, but the entire topic today is to study what our architects and stakeholders have put together regarding this venue to listen to you. So we encourage you to participate.

We do have sign-in sheets, which you can sign, or if you just want to raise your hand, I'm happy to call you up. We're obviously interested in your input about the decisions we're going to make today.

Just to kind of put this all into perspective for everyone, we have secured something in the neighborhood of $65 million of new financing that determines what we can spend.

There's probably more need than that, frankly. But our objective today is to prioritize how best to utilize those funds to do anything we can to improve this particular venue.

We're obviously dedicated to that. This is our primary component. We've done a lot of work on the arena, which has paid off quite handsomely for us. Everyone is seeing the new DoubleTree going up in the corner. That's been a long issue for us, the availability of hotel rooms.

We have also committed to build a garage
### Page 5

| 1 | adjacent to that on the east lot. We'll go through that today. |
| 2 | And, of course, we've already committed to upgrade the ice and skating features primarily for professional hockey. |
| 3 | So we've made a couple of decisions already in how to spend some of that money. We're going to walk through all that today. |
| 4 | So, procedurally, we're going to ask our architects to kind of present their plan. We have a master plan and a budget, which, to make it simple, I would describe as currently in different buckets. |
| 5 | It's not necessarily prioritized as part of what we're going to do with you today, to identify what we want to do first, second, third, fourth, and trying to identify how best to utilize the money that's becoming available to us. |
| 6 | This conversation is due entirely to the legislature granting us a 10-year extension. As you all know, it was impossible for us to focus these kind of resources on the TCC over the last five or six years. We just didn't have the wherewithal to do that. |
| 7 | We've done about 21 projects around town. The arena is one of those. The rest of those are with private-sector partners. But what that helps us do is demonstrate to our legislative appointors that we might, in fact, know what we're doing down here. |
| 8 | So they granted us an extension for 10 years. The Rio Nuevo income now is available to us until 2035. And that produces something in the neighborhood of almost $200 million of additional income to this district. |
| 9 | So that should allow us to finish our work. That was the presentation we made to the legislature that will allow us to finish the in-fill projects that we have in our downtown to do the Sunshine Mile project along the Broadway corridor and hopefully someday (indecipherable) the issues at the base of A Mountain. That's kind of the last thing on our priority list. And we couldn't have done any of this without legislative assistance. Again, this is our priority for the upcoming year. It is also, by statute, our primary component. The original Rio Nuevo initiative in 1999 was identified as the facilities district, stadium district, and this venue was supposed to be one of the first things they tackled. |
| 10 | In the wisdom of our predecessors, they were going to build a new arena, the tortoise shell arena, 16,500-seat venue with no tenants. And, of course, they caved in on themselves before that project ever got launched. |
| 11 | But that distracted everyone away from this particular venue. So literally nothing was done to improve this in 2002 to 2012. And we committed about $15 million to the arena itself. Things we know that don't work here, one of them we're sitting in. These meeting rooms are basically obsolete. They're from the '60s. We will sell you these curtains (indecipherable) remodel the project. |
| 12 | ELUSIVE VOICE: I'll take them. |
| 13 | MR. SHEAFE: Great. |
| 14 | CHAIRMAN McCUSKER: And one of the challenges that any convention venue has in a modern convention environment is breakout rooms. So we have the -- you'll see us talking about meetings rooms and breakout space and not only things we can do to improve these, but maybe add some additional meeting room space. The objective here is to improve the venue for everybody that is a current user, the symphony, the ballet, the gem show, the concert venues, hockey, indoor football, but at the same time, attract new use. And, for the most part, we see that as convention-style business, where they would use the ex hall, maybe both ex halls, the meeting space, and they would appreciate the inbound hotel activity that eventually could create four hotels within a stone's throw of the TCC. We're sensitive to the historical components that surround us, chiefly Eckbo fountains. If you don't know the history of the Eckbo fountain, it's now a registered historic landmark designed by the brilliant landscape architect Garrett Eckbo. In every other city that has Eckbo features, they celebrate them. They are treasured historical landmarks. Ours is a ditch, and we do tend to do something about that. We've seen plans that run from filling it with sand and, you know, making it a Japanese garden to restoring it as some water features. There's some challenges there, because it was built in the '60s, and the risk environment today -- the perceived risk of three-foot-deep holes is very different. We're going to talk about Eckbo today. |

---

### Page 6

| 1 | In the wisdom of our predecessors, they were going to build a new arena, the tortoise shell arena, 16,500-seat venue with no tenants. And, of course, they caved in on themselves before that project ever got launched. |
| 2 | But that distracted everyone away from this particular venue. So literally nothing was done to improve this in 2002 to 2012. And we committed about $15 million to the arena itself. Things we know that don't work here, one of them we're sitting in. These meeting rooms are basically obsolete. They're from the '60s. We will sell you these curtains (indecipherable) remodel the project. |
| 3 | ELUSIVE VOICE: I'll take them. |
| 4 | MR. SHEAFE: Great. |
| 5 | CHAIRMAN McCUSKER: And one of the challenges that any convention venue has in a modern convention environment is breakout rooms. So we have the -- you'll see us talking about meetings rooms and breakout space and not only things we can do to improve these, but maybe add some additional meeting room space. The objective here is to improve the venue for everybody that is a current user, the symphony, the ballet, the gem show, the concert venues, hockey, indoor football, but at the same time, attract new use. And, for the most part, we see that as convention-style business, where they would use the ex hall, maybe both ex halls, the meeting space, and they would appreciate the inbound hotel activity that eventually could create four hotels within a stone's throw of the TCC. We're sensitive to the historical components that surround us, chiefly Eckbo fountains. If you don't know the history of the Eckbo fountain, it's now a registered historic landmark designed by the brilliant landscape architect Garrett Eckbo. In every other city that has Eckbo features, they celebrate them. They are treasured historical landmarks. Ours is a ditch, and we do tend to do something about that. We've seen plans that run from filling it with sand and, you know, making it a Japanese garden to restoring it as some water features. There's some challenges there, because it was built in the '60s, and the risk environment today -- the perceived risk of three-foot-deep holes is very different. We're going to talk about Eckbo today. |
We're going to talk about the Eckbo landscape. We're going to talk about the exterior and anything else you want us to think about as we think through how you use, appreciate, admire, or are critical of our plans going forward.

So having said all that, we should probably launch with Swaim. I think everybody knows that Phil Swaim and Michael Becherer are the architectural team, have been since we launched the arena remodel.

We've asked them to just try and identify the scope, and they've been doing that for the past several months in a variety of meetings with stakeholders from management to City to users. And we're going to hear a presentation from them following the site plan.

There are copies of this around. We're also going to put it overhead, and a draft budget we're going to talk about.

And, Jannie, do you have either one or both of these documents?

MS. COX: No, I do not.

CHAIRMAN McCUSKER: Okay. Can we e-mail them to her?

Jannie, they're coming to you via e-mail.

MS. COX: Okay. I've got my laptop right here.

CHAIRMAN McCUSKER: Phil? Michael?

MR. IRVIN: Do you want to show us the site plan?

MR. SWAIM: Why don't I start things off here. Appreciate everybody coming here on a beautiful Friday here in Tucson.

The -- I can just give a little of a background of what it's taken to be able to get to where we are today, and then Michael can get into more detail about the plan itself.

Certainly, the information you'll see today has not been done in a vacuum. It's been a huge collaborative effort over the past probably five years or so, at least.

A lot of that actually started with the City of Tucson and Rio Nuevo, led by Elaine Becker at that point, to doing the initial assessment at the arena, through the arena renovation project, where we spent 7.8 million and understood the value of the improvements.

And it was in the spring of 2016 where Rio Nuevo had us and our design team go in and do a more detailed assessment at that time of the overall campus and to give -- come up with sort of a second, third, and fourth phase at that point.

We got input from folks like the symphony and other tenants here on the campus. Certainly SMG, who has come on board to manage the facility in the last five years has been a huge asset and have a lot of input about what their priorities are and about how to be able to make this a successful convention center.

There's been the Eckbo Plaza and fountains, as Fletcher mentioned, since this time has become on the National Historic Register, and there has been a strong community group of landscape architects and planners and other historic preservation authorities that have taken and done a more detailed assessment of what it's going to take to be able to upgrade the site here at the campus.

Visit Tucson has had a lot of input into what the tools they need to be able to market the facility.

So it's really been a huge assessment. And as it's transformed, certainly the Roadrunners, who are certainly our signature tenant, have had input here as well.

So to date what we've done is we've come up with an overall plan of what we think it takes that forward.

As Fletcher mentioned, we now have the potential of three or four hotels coming online by the end of 2020.

And so we think now is great timing to be able to have that plan in place and make sure that we're ready to support those hotels that are coming forward.

So unless there's more detail or questions about the overall background -- those are sort of the cliff notes version -- Michael, why don't you dive in and give a little more detail here?

MR. BECHERER: Sure.

So the two documents that were passed out, one is the site plan --

CHAIRMAN McCUSKER: Tell us your name.

MR. BECHERER: I'm sorry. Michael Becherer with Swaim Associates.

And the second document is the overall project budget. These two documents are tied together, so they're color coded.

So the colors that are on the left side of the budget correspond to the colors that are on the master plan. So as we talk through this, you can kind
Item 1.2 is the Lot A parking garage that is about a 7.6 million project. And that's the $5.2 million project. Basically completed about the same time the hotel is going to finish up. We also have a tight time frame for this project. We need to get our precast order this fall so that we can start construction after the gem show and as close to the end of hockey season as we can. The intent is that the hotel and the garage are about the same time the hotel is going to finish up. So then we can be in the construction in the spring and complete that project around November, about the same time the hotel is going to finish up. So the intent is that the hotel and the garage are basically completed about the same time.

Item -- I'm sorry. That's a $5.2 million project. Item 1.3 is what we're calling parking expansion. It's about $45,000. What we've done is looked around the site and found opportunities to add parking spots in the short term. Parking is just at a premium on this site, so any spots that we can add is useful. And we're able to add about 45 stalls immediately.

So we're in the permitting process for that project. CIMCO Refrigeration, they started demo this week. We are on schedule to complete that project prior to the hockey this fall. So in September we'll have the entire plans and floor put back together, ready for the Roadrunners' next season. And that is a $3 million project.

Item 1.2 is the Lot A parking garage that is about a 7.6 million project. And that's the $3 million project. Actually, Brandi, can you switch back to the site plan?

So if you look at the bottom of the screen, the red building next to the south ex hall on the right is the Lot A garage. So that will be a 350-stall parking garage that will service both the arena and the hotel. We are currently in the design phase for that project, and we're in the process of selecting a construction manager.

We have a tight time frame for this project. We need to get our precast order this fall so that we can start construction after the gem show and as close to the end of hockey season as we can. So then we can be in the construction in the spring and complete that project around November, about the same time the hotel is going to finish up. So the intent is that the hotel and the garage are basically completed about the same time.

Item -- I'm sorry. That's a $5.2 million project. Item 1.3 is what we're calling parking expansion. It's about $45,000. What we've done is looked around the site and found opportunities to add parking spots in the short term. Parking is just at a premium on this site, so any spots that we can add is useful. And we're able to add about 45 stalls immediately.

So we're in the permitting process for that project. CIMCO Refrigeration, they started demo this week. We are on schedule to complete that project prior to the hockey this fall. So in September we'll have the entire plans and floor put back together, ready for the Roadrunners' next season. And that is a $3 million project.

Item 1.2 is the Lot A parking garage that is about a 7.6 million project. And that's the $3 million project. Actually, Brandi, can you switch back to the site plan?

So if you look at the bottom of the screen, the red building next to the south ex hall on the right is the new hotel. The large red rectangle next to the arena on the right is the Lot A garage. So then we can be in the construction in the spring and complete that project around November, about the same time the hotel is going to finish up. So the intent is that the hotel and the garage are basically completed about the same time.
As we're working on Church, what we want to community.

historic landscape is an important asset for the need to restore what we have. And, as we've said, the landscape restoration. So what we are realizing is we have the site up to code.

The next item, 2.4, is the historic Eckbo landscaping, which would also include irrigation, all of these sort of landscape and site systems we need to have the site up to code.

So this line item is basically to look at all the streetscape and connections -- and on the plan it's the green dashed lines with the primary areas that we're looking at -- and bring those up to current UDC standards.

So this includes lighting, sidewalks, landscaping, which would also include irrigation, all of these sort of landscape and site systems we need to have the site up to code.

The next item, 2.4, is the historic Eckbo landscape restoration. So what we are realizing is we need to restore what we have. And, as we've said, the historic landscape is an important asset for the community.

As we're working on Church, what we want to...
Page 21

1 that is lacking are sufficient meeting rooms on the 
2 south end of the campus.
3 Again, if you go to a convention someplace 
4 like Las Vegas, you'll have a large ballroom where 
5 you'll have a meeting. You'll have an exhibition hall 
6 where you have your vendor show, and then typically 
7 have a series of small meeting rooms for the breakout 
8 sessions of these conventions.
9 Ideally, we could use these spaces for 
10 that. But the reality is, these meeting rooms are too 
11 far from the ex hall and the ballroom to really be 
12 functional and be able to work that way.
13 So based on the amount of exhibition hall 
14 space and our ballroom size, we need about 18- to 
15 20,000 square feet of meeting room spaces that can be 
16 broken down into 1500- to 3,000-square-foot rooms.
17 So what we're thinking is this would be 
18 added to the west end of the exhibition hall. And in 
19 conjunction with that, we would also rebuild parts of 
20 the west entrance, since that's really going to be the 
21 entrance from Cushing Street, rebuild that connection 
22 to Cushing Street, and make sure that that whole west 
23 side of the building is treated a little more 
24 sensitively and basically a better appearance for this 
25 building as the primary asset.

Page 22

1 So that's about a $9.2 million project for 
2 both the meeting rooms and the updates to the west 
3 entrance.
4 So the items in the 4.0 category we're 
5 calling the entertainment priorities, so this really 
6 focuses on the center of the campus, and it's almost 
7 the kind of arts and entertainment district of the 
8 campus.
9 And it includes several items. Item 4.1 
10 would be a second parking garage on Lot C, which is 
11 behind the music hall off of Cushing Street. That 
12 would be about a 600-stall garage for $11 million.
13 There are some opportunities there to do 
14 some ground floor retail, potentially. And there's 
15 been some discussion about structuring that garage for 
16 potentially addition of office space or some other use 
17 on top of that.
18 But primarily it would be a parking garage 
19 for Lot C that would serve the music hall and the Leo 
20 Rich and the central campus of the TCC.
21 Item 4.2 would be the music hall 
22 renovation. So we're going to go into the music hall, 
23 and it is basically a full renovation of that space.
24 So the new seating, updated lobby, 
25 renovated restrooms, and then also trying to add some

Page 23

1 other enhancement features.
2 One part of the project we're thinking is 
3 to add an outdoor space that could be controlled so 
4 that we could have events outside that would allow the 
5 sale of beer and wine and liquor.
6 So we would have a liquor license out in 
7 the plaza. That would require some modifications for 
8 that to work. That would be included also.
9 So that's about a $6.6 million -- I'm 
10 sorry. So Item 4.2 is just the music hall renovation, 
11 and 4.3 would be the upgrades to the music hall that I 
12 was talking about.
13 It should be the outdoor event patio and 
14 the interior VIP area, which would also help generate 
15 additional revenue.
16 MR. MARQUEZ: Michael, does that include 
17 any back of house?
18 MR. BECHERER: It does, yes.
19 CHAIRMAN McCUSKER: Would you walk through 
20 a little more detail the music hall plan, the interior, 
21 system, seating, concessions? We know that's been a 
22 big issue.
23 MR. BECHERER: So the -- yeah, the primary 
24 components of that budget would be the complete remodel 
25 of the restrooms, remodel of the main lobby,

Page 24

1 replacement of all the seating.
2 We're going to be updating the production 
3 lighting and house lighting. The renovation of the 
4 restrooms and the production offices, renovation of the 
5 green room, again, replacement of the production sound 
6 system, and the lighting system.
7 So those are the primary components of that 
8 budget.
9 CHAIRMAN McCUSKER: We're going to want you 
10 guys to weigh in on that. I know there's some issues 
11 with backdrops and curtain capabilities, stage size.
12 So we want to make sure what we're doing is 
13 exactly what the music hall needs. So we're going to 
14 spend some time talking about the music hall.
15 I think right now you -- and you can 
16 correct me if I'm wrong -- they rent the sounds, and a 
17 touring artist brings their own gear.
18 So, you know, I'm not totally convinced we 
19 need to spend half a million bucks on sound. It might 
20 be better to spend it someplace else. So we're going 
21 to talk about all that in some detail today.
22 Thank you. Go ahead.
23 MR. BECHERER: So, then, Item 4.4 is the 
24 Leo Rich Theater. Again, we're looking at a kind of 
25 full renovation of that space, similar scope to the
1 music hall, looking at new seating, renovated lobby, 
2 creating -- renovating the outdoor patio space as well, 
3 you know, the production, lighting, and sound. 
4 One of the issues with the Leo Rich is it's 
5 a multipurpose theater, so it really doesn't do -- it 
6 does lots of things, but it doesn't do any one thing 
7 really well. 
8 So we're trying to find a sound system that 
9 will allow that to function a lot better for large and 
10 small performances, music performances, spoken-voice 
11 performance, to really make it a lot more flexible, 
12 because it's a good-size venue for a town. It just 
13 doesn't function very well. 
14 So we're looking at ways to be able to 
15 enhance that and make it a better venue overall. 
16 And then Item 4.5 is, again, the Eckbo 
17 landscape restoration. So this is really focusing on 
18 the central plaza and the upper walkway. 
19 So this is the area of the fountains and 
20 then the walkway that leads from those north to the 
21 bridge that goes over to the County and City 
22 facilities. 
23 So we have $6.1 million, and that's really, 
24 again, a full restoration of the landscape and adding 
25 features that make it more sustainable in our 

---

1 really part of the primary scope that we're talking 
2 about. That's what comes up to the $65 million. 
3 What we also have in there is a 
4 contingency. So we're adding 10 percent, which is 
5 almost $6 million, just knowing -- you know, these are 
6 budget numbers. 
7 So just to be very clear, these are not 
8 estimates. These are not bids. These are budget 
9 numbers for all these projects. And some of these 
10 projects could be a year or more out. 
11 So between escalation and, you know, 
12 changes in scope, finding things we didn't expect, we 
13 have an adequate contingency to cover all of these 
14 unforeseen conditions that we know are going to happen. 
15 We just don't know exactly what they are yet. 
16 And then we've identified a few other items 
17 that we know are priorities for a lot of people in the 
18 community but that just simply aren't in this initial 
19 $65 million budget. 
20 So under Items 5.0, 5.1 would be additional 
21 arena upgrades. So we've spent $7.8 million on the 
22 arena to get it to where it is today. 
23 We see more opportunity there for, you 
24 know, updated scoreboards, additional digital signage, 
25 potentially an LED ring.

---

1 environment. 
2 So some of the things we're looking at in 
3 terms of that, it would be, again, the hardscape, 
4 landscape, putting back, you know, the design, what the 
5 original intent was, because there's been a lot of 
6 modifications to the landscape over time. 
7 Restoring the fountains, then also 
8 looking for opportunities, again, to be more 
9 sustainable. 
10 So whether that means doing rainwater 
11 harvesting or using condensate water to actually fill 
12 the fountains so we're not using potable water for 
13 that, and also to irrigate and landscape. 
14 Because it is -- the original Eckbo 
15 landscape was more of a Mediterranean landscape, a lot 
16 of turf, a lot of plantings. 
17 So we want to find a way to maintain those 
18 but try to do it in a more sustainable way using the 
19 water that we're generating on the site anyway. 
20 But, again, that's intended to be -- 
21 basically completes the restoration of the rest of the 
22 Eckbo landscape, because we would have done the upper 
23 plaza as part of the convention center -- or, sorry -- 
24 yeah, convention center priorities. 
25 So those are all of the items that are

---

1 A lot of these would be fan experience 
2 upgrades. We're also looking at the potential for kind 
3 of VIP areas on the concourse level, creating smaller 
4 kind of restaurants or bars or areas that you could 
5 have more kind of -- basically a different kind of fan 
6 experience where you would be in the arena, but you 
7 could be in more of a lounge environment. But, again, 
8 that can really enhance that fan experience. 
9 It also includes looking at some low 
10 seating. So at the concourse level create different 
11 kinds of seating that have the countertop more 
12 comfortable seating that, again, you know, would 
13 increase that sort of fan experience. 
14 Item 5.2 is something that's been discussed 
15 a lot in the community, which is a community ice rink 
16 or a second sheet of ice. And we see that this could 
17 happen in Parking Lot B adjacent to the existing south 
18 ex hall. 
19 That's about a $15 million project, which 
20 would include an ice rink. It would include the locker 
21 rooms, concessions. Everything you would need for that 
22 venue to operate would happen in Parking Lot B. 
23 Item 5.3, another one of the historic 
24 resources is the Sosa-Carrillo House. It's actually 
25 owned by the State. It's owned by the Arizona
1 Historical Society.  And it needs some help.  It needs some restoration.
2 So we could see spending about $1.2 million on that venue, not just to restore the house, but then to enhance it, enhance the back patio, enhance the front yard to really make that into another viable venue.
3 It's a different scale for this site, but it could be a really great space for people to have a pre-function before an event in the music hall or something like that.  So we've identified that as a potential.
4 And then the last one is Item 5.4, another parking garage in Lot B.  That's probably -- if that were to happen, that's pretty far out.  But there is the potential to add additional parking into Lot B.
5 So those additional items between the two columns is right around another $40 million.  And those also include contingency, because, again, we want to make sure we cover all those costs.  We just don't know what they are yet.
6 **CHAIRMAN McCUSKER:** Any questions of the board for Michael or Phil?
7 **MR. SHEAFE:** They're passing you around,
8-11 priority status has been basically done by our architects.
12 So we now want to hear from you some of the things we know that are conversational.  For example, Leo Rich, is that a good use of $2 million today?
13 Could that be better spent in the music hall?  Could that be better spent somewhere else?  How important is a full renovation of the Leo Rich Theater?
14 Eckbo is very expensive.  You know, I think it's irresistible.  I think it would be shameful of us to redo this entire venue and not touch Eckbo.  But it's $10 million.
15 You know, so those are the kind of conversations that we're having.  And, generally, you know, down the road, we may do better economically.  We're a little boom town right now.  (Undecipherable) has never been higher.
16 Four or five years from now, you could have a different conversation about some of these items that we're having to postpone.  There may be other ways to even refi that or finance that down the road.
17 So today what we're dealing with is basically what's available to us.  It's in the neighborhood of $65 million.  We're trying to identify how best to use that.

---

1 Jannie.
2 **CHAIRMAN McCUSKER:** Speaking of modern technology.  How quick can we get that upgraded?
3 A couple of things that might be too technical, but I think helpful for you to know, the financing that we're considering going forward is taxable financing, not tax exempt.
4 It has a lot to do with the branding opportunities of this venue.  If you go to any other city in America, and you'll see the Wells Fargo arena and the Presbyterian Hospital bathroom.
5 We've never been able to do that, because we use tax exempt financing, and there are laws that restrict what private-sector corporations or individuals can benefit from that kind of financing.
6 So we're switching the kind of financing.
7 So if you're the ACME Marshmallow Company and you have $6,420,000 and you want to name the arena after yourself, come on down.
8 **CHAIRMAN McCUSKER:** And, just for the record, Chris Sheafe has now joined us, and Jannie is on the cell phone.
9 **MR. GRABSKI:** Good morning.  Glenn Grabski, general manager of TCC.
10 **CHAIRMAN McCUSKER:** So I think it's time for us to hear from you.  I think we probably, Glenn, should start with you in terms of how SMG views all of this, and, you know, in your own sense of these priorities, if you agree, disagree, or would like us to talk about some sort of realigning.
11 **MR. GRABSKI:** Here we go.
12 As we all said before, this has been a long process.  And when I first got on campus --
Mr. Grabski: It's been a long process, four or five years. When I first got on campus four years ago, I used to make the joke that my priorities change every time I turn the corner. But I think now we are finding what's going to be needed to use as an economic driver. And, obviously, the convention center, in my eyes, is that leader. It's the most potential revenue source that we have.

Obviously, with hotels coming online that are going to be dependant upon the convention center to fill their rooms. So I think that priority is very sound and in the right place.

Overall, yes, I think this is great. Everyone can quibble about one thing or another. I can quibble with you about the sound system in the music hall a little bit.

I don't think we need to spend a Ferrari in there, but we do need to get some sound in there.

But, overall, I think the input that we've got from our stakeholders a year or two ago, the TCC commission, and everything else, I think we've come up with a pretty good overall plan for this.

Mr. Grabski: Well, I'll talk about that, and I'll talk about the timing of convention business so everyone has realistic expectations. Sadly enough, you basically don't have convention business here. You don't have association business.

And it's -- there's chicken and egg to that. And, primarily, you don't have a hotel. Got that coming up.

I think the timing of what you're looking at here, timing with the opening of the hotel is perfect.

So we have to have -- as you know, a big component of the breakout space closer to the south ex, the additional -- these rooms are approximately 10,000 square feet. It's not enough. It's too far away.

So to be able to go out and market and get the tools to our marketing people, to Tucson sales people, this would be incredible.

Now, it is important, as soon as we get a game plan in play and kind of nail down some dates, that the sales forces hit the streets now. Most association business books two, three, four years in advance.

So there may be a little lag time. There may not be. But we'll do everything we can to fill it up, to get stuff further down the future.

Mr. Marquez: So just take us five years from now in post construction. You have 18,000 square feet to the southwest part of the property for convention space. Is it enough?

Mr. Grabski: Given the convention space that we have, the platform space of 90,000 square feet, mathematically using these formulas, that's right at -- I look at it and say, if you add 18 there and still keep the 10 here, or most of the 10 here, I think that works.

Chairman McCusker: And there's nothing in here for the north ex hall, is there? What happens with that?

Mr. Grabski: It's basically storage at this point. And as we have more equipment, more -- we've gone and upgraded everything from staging to
MR. GRABSKI: I saw the three million. But I'm wondering if there's a way that we can finance that outside of this loan. Because one of my biggest -- not concerns, but I think beyond the convention space, which is a necessity, because basically we're not doing that business right now in our community, and that would be great for sales tax. On the arena upgrades, we did a great job of moving the Roadrunners, Tucson Sugar Skulls. Concerts are getting better. There's a lot of momentum around the rehab. I love the idea of the LED strip around the top which Kevin Guy from the Sugar Skulls brought up. That would bring a lot to the fan experience. And the VIP seating. We talked one time about blowing out the -- I think the west wall -- or east wall? East wall?

MR. GRABSKI: East wall.

MR. MARQUEZ: East wall. Blowing out the east wall. Maybe creating more concession. I mean, I'd love to see us be able to do some of these arena upgrades. What are your thoughts there in regards to what's needed in the arena?

MR. GRABSKI: Well, a lot of this started when we had to pare down to only $65 million. You start to go into need-to-have versus want-to-have. I think a lot of the stuff in the arena are wants-to-have, like the ribbon boards. Yes, that would be nice. They're not necessarily revenue producing for Rio Nuevo or the city. They're a nice fan experience. They're revenue sources for the team. That helps the teams. I do like the -- obviously, I like the idea of the east wall going out and club, concession, whatever you want to do there. We looked at potentially a couple of items that would add capacity in the arena, a lounge VIP kind of area.

As you know, I'm very vocal about cutting any kind of capacity in what we have in any of our facilities. It's -- music hall or the arena. So I think that, given the nature of this, I think some of that stuff in the arena should -- and should be fine, should go on the back burner. We certainly have the prerogative to look for other financing services. Some of that could be cash in hand. We need to talk to Dan about really what is available to us. The nice thing about replenishing this is you can redeploy it. So if we pay ourselves back, that's money we can use for other projects. So we're also trying to maintain a sense of what's off of this campus, downtown, Broadway, you know, other projects that we are going to need capital resources for. And if we could live without it in terms of repaying ourselves, you could redeploy it internally on campus.

MR. MARQUEZ: Can we drone down on the music hall? Talking about needs versus wants, obviously, we can't get into some of the maintenance issues that need to happen. But that's certainly an interesting conversation, because we've already spent this money. And if we could live without it in terms of repaying ourselves, you could redeploy it internally on campus.

MR. MARQUEZ: I saw the three million. But I'm wondering if there's a way that we can finance that outside of this loan. Because one of my biggest -- not concerns, but I think beyond the convention space, which is a necessity, because basically we're not doing that business right now in our community, and that would be great for sales tax. On the arena upgrades, we did a great job of moving the Roadrunners, Tucson Sugar Skulls. Concerts are getting better. There's a lot of momentum around the rehab. I love the idea of the LED strip around the top which Kevin Guy from the Sugar Skulls brought up. That would bring a lot to the fan experience. And the VIP seating. We talked one time about blowing out the -- I think the west wall -- or east wall? East wall?

MR. GRABSKI: East wall.

MR. MARQUEZ: East wall. Blowing out the east wall. Maybe creating more concession. I mean, I'd love to see us be able to do some of these arena upgrades. What are your thoughts there in regards to what's needed in the arena?

MR. GRABSKI: Well, a lot of this started when we had to pare down to only $65 million. You start to go into need-to-have versus want-to-have. I think a lot of the stuff in the arena are wants-to-have, like the ribbon boards. Yes, that would be nice. They're not necessarily revenue producing for Rio Nuevo or the city. They're a nice fan experience. They're revenue sources for the team. That helps the teams. I do like the -- obviously, I like the idea of the east wall going out and club, concession, whatever you want to do there. We looked at potentially a couple of items that would add capacity in the arena, a lounge VIP kind of area.

As you know, I'm very vocal about cutting any kind of capacity in what we have in any of our facilities. It's -- music hall or the arena. So I think that, given the nature of this, I think some of that stuff in the arena should -- and should be fine, should go on the back burner. We certainly have the prerogative to look for other financing services. Some of that could be cash in hand. We need to talk to Dan about really what is available to us. The nice thing about replenishing this is you can redeploy it. So if we pay ourselves back, that's money we can use for other projects. So we're also trying to maintain a sense of what's off of this campus, downtown, Broadway, you know, other projects that we are going to need capital resources for. And if we could live without it in terms of repaying ourselves, you could redeploy it internally on campus.

MR. MARQUEZ: Can we drone down on the music hall? Talking about needs versus wants, obviously, we can't get into some of the maintenance issues that need to happen. But that's certainly an interesting conversation, because we've already spent this money. And if we could live without it in terms of repaying ourselves, you could redeploy it internally on campus.
They have 2522 seats. I have 2294. I can't lose any competitive venue in this town is Centennial Hall.

My position on that is -- my primary smaller space, narrower space, or a rectangular space. I know, obviously, what you do is get more seats in a hall continental -- in a lot of symphony halls.

And continental. Continental was used and is still used -- I know in the new Atlanta Symphony Hall continental -- in a lot of symphony halls.

Mr. Marquez: Wasn't that basically refurbishing an older model? Isn't there a newer type model that comes out?

Mr. Grabski: We don't know why Broadway in Tucson -- that happened before I got here. I never delved into -- I have my guesses financially-wise. I know there was challenges with them between opera and symphony and them all vying for dates.

Mr. Marquez: I know that was a difficult time. I'm glad I wasn't around trying to manage that calendar.

But the flag alley and the stage itself is adequate size. It's probably pretty standard size. So we could spend somewhere north of $30,000 to make that --

Mr. Marquez: Wasn't that basically refurbishing an older model? Isn't there a newer type model that comes out?

Mr. Grabski: Two things. I don't know for sure. But, to me, a flag alley is a flag alley, you know, unless there's obviously motorized or this or that. It's -- what you see back there is standard, you see in theaters all across the country.

So there's American seating. Think of box seating. That's American seating.

And continental. Continental was used and is still used -- I know in the new Atlanta Symphony Hall continental -- in a lot of symphony halls.

I don't know why. I don't know -- you know, obviously, what you do is get more seats in a smaller space, narrower space, or a rectangular space.

My position on that is -- my primary competitive venue in this town is Centennial Hall.

They have 2522 seats. I have 2294. I can't lose any more and still keep shows coming here.
thoughts came to mind -- came to my mind is how we get the whole TCC.

point talking about improvements to the music hall and
FEMALE SPEAKER:
THE COURT REPORTER:
(undecipherable).
FEMALE SPEAKER:
board chair of (undecipherable).
FEMALE SPEAKER:
board member.
FEMALE SPEAKER:
Introduce yourself for the record.
someone wants to come up and chat with us about ...
Since we're talking about the music hall
and symphony, might be good to hear from you guys, if
someone wants to come up and chat with us about ...
Introduce yourself for the record.
FEMALE SPEAKER: Patricia (undecipherable)
board member.
FEMALE SPEAKER: (Undecipherable) current
board chair of (undecipherable).
FEMALE SPEAKER: So thank you for having us
(undecipherable).
THE COURT REPORTER: I can't hear a thing.
FEMALE SPEAKER: We're finally at this
point talking about improvements to the music hall and
the whole TCC.
We haven't spoken right now, but the first
thoughts came to mind -- came to my mind is how we get
to be part of the conversations once all these
priorities get determined towards the improvement of
the music hall.
I think the management company sets the
priorities, but also the users have another
(undecipherable) and should able to get to provide
services (undecipherable).
So we are planning to have like a
subcommittee that would be able to participate in
helping guide these priorities for the construction and
renovation?
CHAIRMAN McCUSKER: Absolutely. As we
start drawing plans and trying to really get to full
detail scope, it has to involve everybody.
We're -- these numbers are probably going
to move. We're going to try and create a budget that
has some flexibility, so if we need to put more in the
music hall, less someplace else.
We're really trying at this point to gain
the sense of the urgency of each priority. And I think
the music hall has to be up there in first one, two,
three kind of --
FEMALE SPEAKER: I think the money is
great, and we appreciate the funding. I mean, this is
fantastic news. But it would be just how to address

update back-of-house spaces. We haven't gotten
specific into exactly where those dollars go.
So I think once we start -- that project
starts, then we can decide what the priorities are and
move the money where it needs to be throughout the
space that's going to be most effective.
CHAIRMAN McCUSKER: Anything else for
Glenn?
Thank you very much.
Since we're talking about the music hall
and symphony, might be good to hear from you guys, if
someone wants to come up and chat with us about ...
Introduce yourself for the record.
FEMALE SPEAKER: Patricia (undecipherable)
board member.
FEMALE SPEAKER: (Undecipherable) current
board chair of (undecipherable).
FEMALE SPEAKER: So thank you for having us
(undecipherable).
THE COURT REPORTER: I can't hear a thing.
FEMALE SPEAKER: We're finally at this
point talking about improvements to the music hall and
the whole TCC.
We haven't spoken right now, but the first
thoughts came to mind -- came to my mind is how we get
green room. We’re bringing in -- the symphony brings  in Yo-Yo Ma. We’re bringing in Renée Fleming.
We’re bringing in international stars, which is great
for our brand.
But we have facilities that are subpar.
And we make do, but I’m really encouraged to hear that
this is something that we can be proud of.
So thank you.

**FEMALE SPEAKER:** So I think just -- we want

**CHAIRMAN McCUSKER:** What’s your first
reaction on the outdoor space, the plaza idea --

**FEMALE SPEAKER:** Fantastic.

**CHAIRMAN McCUSKER:** -- contained with --

**FEMALE SPEAKER:** I think --

**CHAIRMAN McCUSKER:** -- space.

**FEMALE SPEAKER:** -- it’s great. I think
it’s another meeting, probably, in another day to talk
about how we take advantage also of the symphony
(undecipherable) share the alcohol sales, because we
don’t have any ability to have any -- we’re not part of
that. And it’s -- I think it’s managed by the
management company right now and --

**CHAIRMAN McCUSKER:** That’s --

**FEMALE SPEAKER:** We’re happy to be able to
provide an experience, because people want to go out
and sit down and have a drink.

**MR. MARQUEZ:** I think the bottom line is,
you’re going to get a beautiful music hall, something
more functional, something that you can be proud to
display your product in.

**FEMALE SPEAKER:** We are. The studio --

**MR. MARQUEZ:** Yeah, it --

**CHAIRMAN McCUSKER:** You didn’t talk about

**FEMALE SPEAKER:** That opens up a lot of

**MR. IRVIN:** One thing I might ask, one
thing we’ve been talking about is adding retail on the

**FEMALE SPEAKER:** That’s great. I noted

**FEMALE SPEAKER:** Anybody want to -- music hall, anybody else
specific to music hall issues?

**FEMALE SPEAKER:** Could I have a chance to
talk about Leo Rich?

**CHAIRMAN McCUSKER:** We’ll come to that, at

the very last.

**MR. DeRAAD:** Good morning. I’m Brent
DeRaad with Visit Tucson.

First, let me just congratulate everybody
in terms of the priorities that we’re seeing here. I
appreciate the opportunity to have waited throughout

**FEMALE SPEAKER:** So I think just -- we want

**FEMALE SPEAKER:** -- above our pay grade.

**FEMALE SPEAKER:** -- contained with --

**FEMALE SPEAKER:** I think --

**FEMALE SPEAKER:** -- space.

**FEMALE SPEAKER:** -- it’s great. I think
it’s another meeting, probably, in another day to talk
about how we take advantage also of the symphony
(undecipherable) share the alcohol sales, because we
don’t have any ability to have any -- we’re not part of
that. And it’s -- I think it’s managed by the
management company right now and --

**CHAIRMAN McCUSKER:** That’s --

**FEMALE SPEAKER:** We’re happy to be able to
provide an experience, because people want to go out
and sit down and have a drink.

**MR. MARQUEZ:** I think the bottom line is,
you’re going to get a beautiful music hall, something
more functional, something that you can be proud to
display your product in.

**FEMALE SPEAKER:** We are. The studio --

**MR. MARQUEZ:** Yeah, it --

**CHAIRMAN McCUSKER:** You didn’t talk about

**FEMALE SPEAKER:** That opens up a lot of

**MR. IRVIN:** One thing I might ask, one
thing we’ve been talking about is adding retail on the

**FEMALE SPEAKER:** That’s great. I noted

**FEMALE SPEAKER:** Anybody want to -- music hall, anybody else
specific to music hall issues?

**FEMALE SPEAKER:** Could I have a chance to
talk about Leo Rich?

**CHAIRMAN McCUSKER:** We’ll come to that, at

the very last.

**MR. DeRAAD:** Good morning. I’m Brent
DeRaad with Visit Tucson.

First, let me just congratulate everybody
in terms of the priorities that we’re seeing here. I
appreciate the opportunity to have waited throughout

**FEMALE SPEAKER:** That’s great. I noted

**FEMALE SPEAKER:** Anybody want to -- music hall, anybody else
specific to music hall issues?

**FEMALE SPEAKER:** Could I have a chance to
talk about Leo Rich?

**CHAIRMAN McCUSKER:** We’ll come to that, at

the very last.

**MR. DeRAAD:** Good morning. I’m Brent
DeRaad with Visit Tucson.

First, let me just congratulate everybody
in terms of the priorities that we’re seeing here. I
appreciate the opportunity to have waited throughout
rooms here, for example, I think the opportunity to
our perspective, if you have nice new modern meeting
business now, and we're moving to boutique.  Where is
a bit?  So we have almost nonexistent convention
halls are pretty much overbuilt throughout the U.S.
So trying to create something that's a
little bit more specific to Tucson, a little bit more
unique, I think that's really -- without going out and
spending 3-, 4-, $500 million, a billion in some cases
in terms of what we're seeing throughout the U.S., what
happens is when you get overbuilt to that point, you're
having to give the space away.
You're just competing at that point and
hoping to capture some of the sales tax on the back end
to get repaid.
I think from our perspective, you're
talking about $65 million here that will be very
functional, a variety of uses out there.
I mean, right now we've got -- really, the
true convention business that we have here in this
building would be the Jehovah's Witnesses.  We'll have
anywhere from -- we'll have three conventions this
summer.
We usually vacillate between three and
seven conventions.  It's about 20,000 hotel room
nights.  Right now all those folks are pretty much
staying outside of downtown.
So the projects that we're talking about
that you're directly responsible for, you're going to
create an opportunity for us to bring more people into
the convention center, a lot more sales tax downtown.
MR. IRVIN: Is there something on this list
that we have omitted that you would love to see on this
list, or do you think that just prioritization and last
(undecipherable)? Is there something in your mind
that's glaring that we've not taken care of?
MR. DeRAAD: No.  I think -- again, I
think -- I love the priorities that I've seen here.  I
think you're spot on in terms of some of the uses.
And I just wanted to mention as well, SMG,
you know, again, Glenn Grabski and the team have been
such great partners to us, and just the ability to have
some conversations as well.
Some of the things that we do, just for our
contract, not to get too far into the weeds, but we
rebate 3 percent of whatever we get from the City of
Tucson back into the Tucson Convention Center.

1 that meeting space a little bit closer to the ballroom
and to the ex hall I think makes it much more viable
from our perspective.
What we -- we book about 180,000 meeting
room nights here in metro Tucson on an annual basis.
Almost all of that is full-service hotels and resorts.
We've had several clients approach us about
the opportunity to stay downtown.  For us, there's
different components that get us back into the
convention business.
One thing we're working on is, obviously,
flights, being able to get the meetings, consumers here
much more easily from that perspective.
But then also just having that physical
(undecipherable) we need to be able to host folks here
as well.
So, again, from my perspective, being able
to expand that meeting space is going to be important,
making the south ex hall a little bit more viable.
That's going to get us at least into the boutique
convention business.
The technology upgrades that you make here
as well, technology is going to be absolutely vital.
And some of the things that we're even looking at and
starting to talk about, you know, E-sports, E-gaming,
and that type of thing for the arena at some point,
too.  That's something down the line we can take a look
at for some technological enhancements.
So I love the priorities.  I don't think we
can have enough parking here as well.  Again, looking
at Lot C parking and some of the things you're
considering there, I think that's going to be vital
moving ahead.

But with $65 million I'm really impressed
with, I guess, the scope of the projects.  I think
Eckbo is going to be vital.  The music hall is going to
be essential as we move forward.  But also Leo Rich, I
think there's certainly a very strong use for that
moving ahead.

Congratulations on the priorities.  We feel
good about it.  You would get us into at least the
boutique convention business by moving forward with the
scope of projects you have here.

MR. MARQUEZ: Can I drill down on that just
a bit?  So we have almost nonexistent convention
business now, and we're moving to boutique.  Where is
that boutique versus typical?

MR. DeRAAD: You know, a lot of times, from
our perspective, if you have nice new modern meeting
rooms here, for example, I think the opportunity to
bring in groups of, you know, probably a thousand
delegates or fewer.
I think that's really what we're looking
at. The large, you know, I guess, conventions that are
going to fill some of the convention spaces in
Las Vegas, Phoenix, places like that, you know, those
large exhibit halls are pretty much overbuilt
CHAIRMAN McCUSKER: Music.

I am the program director of Arizona Friends of Chamber Music.

MR. TOLLIVER: to speak into the microphone.

THE COURT REPORTER: I am --

MS. ANDERSON: Music.

am (undecipherable) the Arizona Friends of Chamber Music.

MS. BYERLEY: make the Leo Rich case? Come on.

CHAIRMAN McCUSKER: opportunity.

MR. DeRAAD: CHAIRMAN McCUSKER:

That we have. But the overall big scope of this, you're hitting everything that you need to hit. I feel really good about it.

MR. IRVIN: Thank you.

MR. MARQUEZ: Who becomes our competitors in the space?

MR. DeRAAD: You know, Palm Springs, Albuquerque, Santa Fe, Colorado Springs, groups like that.

We aren't competing against the Phoenix Convention Center. It's underbooked right now, and they're having a heck of a time just based on the amount of new convention space, upgraded convention space, the Moscone Center in San Francisco, looking at what's happening in Las Vegas, the Performance Center in Chicago.

We're not going to play at that level. We'll play at a little bit smaller level. But I think based on our air service, based on who we are as a community, based on the number of hotel rooms that we'll have here, I feel really good about the product that we have.

CHAIRMAN McCUSKER: Thank you.

MR. DeRAAD: Thanks. I appreciate the opportunity.

CHAIRMAN McCUSKER: You want to come and make the Leo Rich case? Come on.

MS. BYERLEY: My name is Kaety Byerley. I am (undecipherable) the Arizona Friends of Chamber Music.

MS. ANDERSON: (Undecipherable) Anderson.

I am the --

THE COURT REPORTER: I'm sorry. You need to speak into the microphone.

MR. TOLLIVER: My name is Joseph Tolliver. I am the program director of Arizona Friends of Chamber Music.

CHAIRMAN McCUSKER: You need to get close.
1 that part, too.
2 And we've got from musicians that the
3 acoustics for them on the stage are very difficult. So
4 while we get decent sound out from the audience, it
5 could be better. For the musicians, they have to
6 really work very hard to make that sound possible. So
7 there is a little reluctance there.
8 So we recently did a survey, and I just
9 wanted to read a couple of highlights from the survey.
10 What people love about Leo Rich, they love
11 the intimacy. They love the restaurants nearby. And
12 they say there's fairly comfortable seats.
13 They do call out, and I will quote, gross
14 bathrooms, hard for the not able bodies, drab
15 environment, no railing getting to seats. Someone said
16 it's pretty bleak, which I would agree with.
17 So there are a lot of things. But our
18 ultimate assessment, after all of this, was that we
19 love Leo Rich, and rather than trying to identify other
20 venues or develop another venue, which would be
21 incredibly expensive, what can we do to work with the
22 TCC and Rio Nuevo and on this project to really make
23 this not just an amazing space for chamber music, but
24 for other smaller more intimate concerts.
25 So, you know, I was thinking like Rob

1 Thomas is coming to the TCC this year. Rob Thomas is
2 primarily a pianist, piano, singer, songwriter.
3 How cool would it be to have him book an
4 extra night? You have a very intimate concert of 500
5 seats. You charge a high price for those concerts.
6 You know, and then you have this
7 revenue-generating, you know, accessory theater that's
8 not as great for community musicians or for theater or
9 dance, you know, or graduations or all the things that
10 it gets used for right now, but to really kind of set
11 the sights higher, (undecipherable) could he play a
12 very intimate limited seating engagement at Leo Rich?
13 So kind of looking at these different ways
14 to use the theater and make it kind of a really more --
15 help the level of the facility match the level of the
16 (undecipherable) perform, so ...
17 CHAIRMAN McCUSKER: Well said.
18 Big part of the problem is that triangular
19 nature of the venue doesn't work for a cappella groups,
20 for example, are used to rectangular halls.
21 We think there are electronic ways to help
22 solve that. We've seen theaters that have a speaker
23 array of hundreds (undecipherable) in your seats. You
24 can literally change the nature of the sound with an
25 iPad. So we're going to look at those kind of

1 technological advances.
2 You heard us talking about the music hall
3 and outdoor space. If there was an enclosed space
4 adjacent to Leo Rich that would allow you to be indoors
5 and outdoors in a ticketed event, does that have value
6 to you? Do you see your clients using something like
7 that, wine and cheese kind of thing?
8 MS. ANDERSON: Yes. As a matter of fact,
9 we hold receptions at the Sosa-Carrillo House for our
10 donors after several of our concerts. And that is
11 basically a perfect (undecipherable) for that event.
12 Kind of looking around for other reasons to
13 have other experiences for patrons as well. So, yes,
14 that would be --
15 MR. MARQUEZ: Michael, can you please drill
16 down on 4.4 for us and tell us what we think we have
17 planned for Leo Rich?
18 MR. BECHERER: Sure.
19 So we had -- obviously had the restroom
20 remodel, refurbishment throughout the lobby as well,
21 replace all of the seating, update the house lighting
22 and the production lighting.
23 We did have a replacement production sound
24 system, which we based the budget on what Fletcher was
25 talking about, one of these acoustic systems, because

1 the acoustics in that space are so challenging, the
2 shape of the space, the nature of it, we think the
3 Active acoustic system might solve a lot of problems.
4 But, obviously, once we start to go down
5 one of these paths, we're going to want to get input
6 from musicians and everyone else to make sure this is
7 the right path to go down.
8 We looked at doing some work on the patio
9 outside, again, to be able to create that as
10 potentially within the ticketed area that you could end
11 up using for other sales and receptions and things like
12 that.
13 MS. BYERLEY: Is there any thought of
14 expanding the lobby out into the patio area? That's a
15 challenge, I know, for us, too, is that it's a long
16 skinny lobby that people get funneled into a river of
17 bodies during intermission.
18 MR. BECHERER: Sure. It's a long, narrow
19 space.
20 CHAIRMAN McCUSKER: Probably in Column D
21 someplace.
22 MR. MARQUEZ: We don't have a Column D, put
23 it that way.
24 MR. BECHERER: Yeah, we weren't budgeting
25 for that. And there's also some challenges, because
25
24
23
22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1

1. once we start affecting the facades of these buildings, it is tied into the historic landscape. Not that it couldn't be done, but there are some challenges.
2. MR. MARQUEZ: So that pretty much took care of most of your list that you said you were concerned --
3. CHAIRMAN McCUSKER: One thing I heard that I didn't hear from you is the musician monitoring system. So I don't know if --
4. MR. BECHERER: That would be part of the Active acoustic system that tunes the room for everyone is the way that works. A couple other things he have on the list for some of the back-of-the-house, dressing rooms, green rooms, and then also the concession space, I think, again, like we were talking about with the music hall, if we could distribute some of that concession space so it's not concentrated in one area, that can really help the fan experience, because you're not waiting in a line 10 people deep, instead, maybe three people deep if they're spread out several locations.
5. MS. BYERLEY: I would agree with that. And I think -- I think that all sounds really good. And I know musicians would be excited about a little improvement to the green room and the backstage area,
6. Page 66
7. 1. basically just a big, empty space.
8. 2. MR. BECHERER: If you could draw these bigger artists like you were talking about, you need a space that's presentable and really shows off a --
9. 3. MS. BYERLEY: Exactly.
10. 4. MR. MARQUEZ: The last one is for HVAC, which Glenn can talk to you about the thermostat later --
11. 5. MR. BECHERER: One thing on that I do want to mention. A lot of the maintenance issues around the campus are going to be handled by the City of Tuesday. But in addition to the budget that's been provided by Rio Nuevo for all those upgrades, the City is committed to coming in and handling a lot of these maintenance upgrades for --
12. 6. CHAIRMAN McCUSKER: That was north of the 10 million last time we saw it. So we should thank the City and mention that they're going to be our partner and focused on what we're calling deferred maintenance. So we should address almost all of those issues.
13. 7. MR. MARQUEZ: The last piece were the railings. So if we take out a permit on this, is there -- are any -- a certain point that might address the railings?
14. 8. MR. BECHERER: Yes.

25
24
But it's just one thought that we had because of the difficulties of the acoustics in the room and then also trying to make that room more flexible to have a lot broader range of events there.

So -- because you can go from spoken word to chamber music to --

CHAIRMAN McCUSKER: Choral.

MR. BECHERER: -- acoustic guitarist to choral within the same space.

CHAIRMAN McCUSKER: So make sure you have Mr. Becherer (undecipherable).

We promise you we will be in touch. Thank you very much.

MR. SWAIM: I might add that we did explore the possibility of changing the slope of the floor and -- but -- and to improve sidelines and acoustics and that sort of thing.

The challenge is the cost of that was pretty astronomical, more than double this budget.

MS. BYERLEY: Okay. We'll find a different --

CHAIRMAN McCUSKER: We're kind of jumping around.

Anybody else on the music hall and/or Leo Rich want to comment?

I can go to the cards.

Karla, I know you're dying to talk about Eckbo. Do you want to come on up?

MS. VAN DRUNEN: Karla with TCC Today.

We've had such great opportunities over the years to talk about Eckbo. So what I really wanted to say was thank you, because you have taken us from the disappointment of the failed bond election to a point where we can see even greater improvements in this entire facility.

And the work that TCC Today has been doing for the last five years doesn't complement and has engaged the work of Arizona Friends of Chamber Music and the symphony.

And we continue to work with those groups in order to see a holistic restoration of this property.

As you've heard, there are many stakeholders here today, people who have rented, people who are patrons.

Helen will be here soon, so someone from a very academic perspective, has a great understanding of Eckbo and the history.

And so I just look forward to the continued engagement of all of those of us who can bring an understanding of set of research, perhaps even specific plans that we have made for areas of this facility and work together in these investments that you're about to make.

CHAIRMAN McCUSKER: What's your sense about the way they structured the timing of, you know, the ticket box area and --

MS. VAN DRUNEN: Well, I --

CHAIRMAN McCUSKER: -- Eckbo simultaneously with the garage and the plaza later; do you --

MS. VAN DRUNEN: No, I'm completely delighted with that. We had prepared two years ago a proposal for the upper plaza that we were ready to bring to the Rio Nuevo floor that was practically shovel ready.

And so that's on the shelf. And so if we can implement that, that's terrific. We've got some research that would complement the work and understanding and skill set that Swaim brings as well.

So I think that's good, because I think it's very important to look at Church as our interest point and have all of that upgraded at the same time.

So I think that's great.

I think the fountains have to -- the fountains and the landscape on what is called central plaza, that has to be shortly thereafter, because it is the entry point to these two facilities. So we need to raise that curb appeal.

And then I think we have to begin a dialogue about what we do with those fountains, how can we use reclaimed water from the HVAC system, what are the risks, concerns that we want to be responsive to, because those things are being talked about in our community, whether it's water resources or risk.

So let's start planning for that now and have an implementation date.

The one question I would have, and I think it might have just been a misunderstanding on the way the question was asked, when we prepared our upper plaza restoration plan, we were looking at the potential of restoring the splash pad.

But Edmund called it a fountain, and you said no. Are you still thinking that we might have the opportunity to put the splash pad back?

MR. BECHERER: Yes. So the budget that we have in here was the one that was developed with the --

MS. VAN DRUNEN: Okay.

MR. BECHERER: -- splash pad --

MS. VAN DRUNEN: Okay.

MR. BECHERER: -- included. And when
Rio Nuevo Study Session
Page 73

1 Edmund mentioned --
2 MS. VAN DRUNEN: That's okay.
3 MR. BECHERER: -- I took that as meaning --
4 MS. VAN DRUNEN: Yeah.
5 MR. BECHERER: -- the --
6 MS. VAN DRUNEN: Yeah, that's what I thought.
7 So I thought it was good to talk about that.
8 The other question I have is loss of nonconforming public art and some signage on the plaza.
9 Is there money here to relocate that?
10 MR. IRVIN: No.
11 MR. BECHERER: I think that will be part of the conversation of what we do with that public art. I think the intent to restore the plaza would be to remove that.
12 Again, a lot of these budgets -- we took a lot of the work that was done to develop the budget for all of the landscape features and --
13 CHAIRMAN McCUSKER: We can ask Helen, but if it's nonconforming and it's part of a registered landmark, it can't be done, right? I mean, if it's not contributing to the original design, it's basically not supposed to --

Page 74

1 MS. VAN DRUNEN: It's a great area, and the contention over the years since there was a committee formed to assess it, and there was an agreement with the arts foundation about what should be moved has also been funding.
2 So there's a great consensus of what needs to be moved. We need to find a place to move it that is agreeable given all of the regulations that control that and the fact that public dollars were spent to create it, and then we need to have the money to physically take it away from this place and put it in the new place.
3 MR. MARQUEZ: The RTA has an arts budget. Maybe they would buy it from us and place it in one of the --
4 CHAIRMAN McCUSKER: Miracle Mile --
5 MS. VAN DRUNEN: Well, I looked into that, actually. And the thing is that there's a statute that indicates they have to spend new money on that public art.
6 MR. MARQUEZ: Rename --
7 MS. VAN DRUNEN: I looked --
8 MR. MARQUEZ: -- it.
9 MS. VAN DRUNEN: -- at being able to take this public art and put it on the restoration of Kolb,

Page 75

1 but we can't use pre- spent money on --
2 CHAIRMAN McCUSKER: Shouldn't the intent be to restore the Eckbo fountains to as much as they were originally designed and built?
3 MS. VAN DRUNEN: Do you mean in terms of depth or --
4 CHAIRMAN McCUSKER: Not (undecipherable).
5 MS. VAN DRUNEN: Oh, absolutely.
6 CHAIRMAN McCUSKER: Right.
7 MS. VAN DRUNEN: Because it complements the entire design of what was being created here is an oasis in the desert and community gathering space.
8 And I think everything we can do, as we have these hotel rooms, we have improved concession space, to encourage people to linger, to stay, to be together in this space is what Eckbo envisioned.
9 I mean, one of his seminal works is places for people. He designed in order to bring people together.
10 And when I have a chance to come down to the plaza, we have the two Pistache trees that we planted (undecipherable) right at the base of the stairs of Leo Rich.
11 And frequently, now, as those have really maximized their size because of the use of the Silva

Page 76

1 cells, I see people who walk over and spend their lunch hour there in the shade of those trees.
2 That makes me extraordinarily happy. I feel like planted a tree, done a good thing. So there's --
3 CHAIRMAN McCUSKER: Who wanted to move the stupid gecko someplace else? Who regulates that?
4 Who -- is there anyone over --
5 MS. VAN DRUNEN: City of Tucson.
6 CHAIRMAN McCUSKER: Okay.
7 MS. VAN DRUNEN: We can talk about that more offline.
8 CHAIRMAN McCUSKER: No, I think it's a good catch and probably something we want to make sure that we are serious about budgeting for.
9 MS. VAN DRUNEN: Okay. We look forward to being part of continued conversations. Thank you for including us in the conversations about the parking garage.
10 That's a quickly-moving timeline, and we're eager to see something that has an architectural relationship to not only what's taking place at the TCC but the structures that are in the neighborhood around us.
11 Thank you.
Our organization, Los Descendientes, is partnered with two Tucson cultural institutions to bring vitality to the house while honoring the roots of local community. This unique partnership provides a space for Hispanic culture music, the only one, to our knowledge, in Arizona, run by Los Descendientes, as well home to Borderlands Theater. The partnership also provides an opportunity for all partners to activate the venue as an economic (undecipherable) through the use of the interior, the historic courtyard, and the patio for events, celebrations, receptions, presentations, and a host of other community gatherings. Rio Nuevo's investment in this property would leave no gap in the improvement of the surrounding campus, while enhancing the overall ability of the campus to serve the community, fuel the local economy, and arm the culture and history of Tucson. 

James Burns, PHD.

Our organization, Los Descendientes, is currently the tenant of the Sosa-Carrillo House, and we rent from the State on an annual lease, and we're in initial discussions to extend that lease. I'd like to describe some of our discussions and plans briefly.

On March 8th we had the opening of our first exhibit, which was very successful. And through May we had over a thousand visitors who came through and were city residents as well as many tourists. The museum has been closed for nine consecutive years, and our organization is committed to reactivating the space.

We have already held several events, and we are planning additional events that will take place between now and the end of the year. We also rent the building and exterior patio to -- for private events, including the Tucson symphony, who has just asked us to renew their contract with them for the next season.

We're strengthening our community relationships and building new partnerships, some of which include the University of Arizona, Arizona State University, Pima College, school districts, as well as other like-minded organizations, such as the Presidio Trust, Mission Garden, Borderlands Theater, and the Arizona Theater Company.

We're also part of the Turquoise Trail, which brings a lot of out of town visitors to their house. And they're very thrilled when they find that the house is now opened.

Just last month we received an award from the Tucson-Pima Historic Preservation Commission for reactivating the museum. We were successful in receiving our first grant from the Southwest Foundation for Building Improvements, furniture, and equipment in the amount of 11,700. And we just applied for 12 percent (undecipherable) grants requesting 18,000 for our 2020 programming and exhibits.

We truly have a vision, and we want to work together with you to fulfill that vision. Together we can provide a cultural experience to our committee and our visitors.

And if you support our Mexican-American heritage and (undecipherable) at the historic Sosa-Carrillo House, we would truly, truly appreciate it. And the sooner the better so that we can provide that cultural experience.

I've heard a lot of people talk about that cultural experience. And if you support our Mexican-American heritage and (undecipherable) at the historic Sosa-Carrillo House, we would truly, truly appreciate it. And the sooner the better so that we can provide that cultural experience.

I've heard a lot of people talk about that cultural experience.
Mr. Marquez:

MR. MARQUEZ: So we love that you have reactivated the museum. So as we invest in the TCC campus, obviously, more people are going to visit your museum. It should be good for everybody.

What is your request? What is your take?

I mean, where -- what are you interested in in regards to this revitalization of the TCC campus?

MS. VILLEGAS: We, well, we got a small -- well, first of all, the Arizona Historical Society, when we negotiated, they said, "We don't have any funding for you to make any improvements."

So any improvements that have to be done have to be -- we have to raise the money. So that's what we've done.

So far we needed new tables and chairs. We needed electrical work in our back patio, which we have done already, and we continue to do.

We're buying new tables and chairs. We're fixing some of the adobe on the inside -- we actually got somebody to do the in-kind work for us to do that.

We've actually improved and enhanced our lighting in the museum with track lighting to make sure that when we have exhibits, that they are able to really, you know, be prominent, you know, the exhibits are -- the people are able to experience -- you know, have a good experience with it.

So that's why it's important for us to have a quality building. Our kitchen, our bathrooms definitely need work.

We can -- we can always use help with the product of the building, because we own that whole -- or the society owns that whole area all the way to the curb.

We have a lot of parking issues. We don't have our ordinary parking. And so we would like to have parking designated for our use as well, whether we can enhance the front yard and maybe build some parking there, as well as lighting, because it amazes me how many people, don't even know where it is. It's lost in this big campus, you know. It's just surrounded by concrete.

MR. MARQUEZ: Michael might be able to pitch in.

MR. BECHERER: So we had met with the Historical Society about the building, and I worked with them in the past on some different plans on the revitalization changes there.

Betty is right. Parking is an issue, but some of the other things we had budgeted, and it's one of the line items in the budget is just outside of the 65 million, but it was doing things like creating a new parking lot in front of the buildings that would dedication to the Sosa-Carrillo House, because they do own that entire space all the way to the drive.

There was also an idea of creating a plaza on the west side of the front of the building. That building is really out of context, obviously.

I mean, Main Street used to go in front, so the idea of re-creating the space of Main Street as a plaza which would be another event venue, an outdoor venue that could be used, That was also something that was suggested.

Expanding the patio in the back of the yard, because it has the wall around it right now. But if we could integrate that patio into the central plaza, it creates additional opportunities for events that you could -- because you could control access so you could have liquor sales and it becomes another asset and venue for the central part of the TCC campus.

And the last part is really just stabilization of the house. It is an adobe house sitting on a rock foundation.

So we had developed a plan to put in foundation drains to get the water away from the adobe walls, to repair the adobe.

There's just a lot of maintenance and repair work that needs to be done to stabilize the historic structure itself.

So I think part of the -- part of the idea was if -- as this piece in the center of the campus if there would be a way to fund some of those improvements, it could be a more integral part of the campus and work together with the other venues on the TCC.

MR. MARQUEZ: So Fletcher and I met with Elaine and one of your board members, a gentleman. I don't recall his name.

And the conversation was a reactivation of -- or an activation of the east side porch area so that the community, TSO, opera, et cetera, could use that area as a venue prior to events, post events, thought it would be a great way to attract that area.

We're driven by sales tax up here. This is
1 a State-owned building where the TCC in kind of a
2 Rio Nuevo slash City of Tucson venture.
3 So I think the conversation moving forward
4 could be continue a conversation, just be cognizant
5 we're in Category C. So we have to see what we can do
6 to prioritize.
7 But if there's a way that we can generate
8 sales tax and we can activate that space for these
9 tenants of the TCC and/or parties that want to come to
10 the TCC, that's a conversation to have in the future.
11 MS. VILLEGAS: Right. And one of our
12 visions for the future is to have a gift shop in there
13 that we can -- for us to generate income, as well as if
14 we make the improvements, we can also start charging
15 higher rent space, you know, for the use of the
16 building and even indoor when it's not being used by an
17 exhibit.
18 MR. MARQUEZ: It's good we're starting the
19 conversation, just continue to have it.
20 MS. VILLEGAS: All right. Thank you.
21 THE COURT REPORTER: Can we take a break?
22 (Recess taken from 10:48 a.m. to
23 10:52 a.m.)
24 CHAIRMAN McCUSKER: I'm going to give you
25 the two-minute update, which I know you can grasp.
26
27 So we need to prioritize the renovation of
28 the entire complex. We have a budget of about
29 $65 million that's financeable. About eight of that is
30 dedicated to Eckbo in two phases, the upper plaza in
31 concert with the garage, and then the fountain plaza a
32 little later just in terms of timing.
33 You heard the conversation about the
34 Sosa-Carrillo House. So we're interested in your
35 perspective about balancing the historical importance
36 of what we're doing, while we're trying to modernize
37 the venues at the same time and just kind of -- you
38 probably can't react to the number, but I think Michael
39 can interact with all of us.
40 This is a study session, you know. He
41 might kind of go through with you what they budgeted
42 for Eckbo, and we're happy to hear you react to that.
43 So thank you. And she'll need your name.
44 MS. ERICKSON: I'm Helen Erickson. I've
45 been part of the TCC Today since its founding, which is
46 a group that is focused on preserving and
47 rehabilitating the Eckbo plaza.
48 What I wanted to talk about today is, first
49 of all, the fact that we have an intersection here
50 between the, shall we say, the best part of urban
51 renewal and our Latino heritage here. And I think that
52 (undecipherable) position to capitalize on both.
53 Part of my job elsewhere is to be the
54 national liaison for the Historical Landscape Service.
55 Next year we will be working on landscapes that have
56 disappeared.
57 So part of that project will feed
58 beautifully into what you're doing in terms of
59 connecting the pieces -- underlying pieces around the
60 current piece. So I think we know -- a really good
61 sweet spot in terms of what we can do in that area.
62 I would also like to say that obviously
63 this is an important landscape, and we have to repair
64 it according to the Secretary of the Interior
65 standards.
66 Now, TCC Today has done numerous trials of
67 things to see what works and what doesn't. And I would
68 just like to be sure that in this renovation we take
69 advantage of the contractors that we have already
70 tested who have done work, who have held up, and also
71 the other research that we've done in terms of the
72 theater, bandstand, and other research, because what
73 often happens with these projects is we lose these
74 pieces.
75 And since we've already tested it, I would
76 really hate for it not to be taken into account.
77
One thing we'll have to be careful about in terms of vendors is Rio Nuevo is a public entity, so we have to follow State procurement law. So there's ways to work with that. But just keep that in mind that we can't always just pick the person that we want necessarily. However, we can make provisions to make sure things move in the right direction.

CHAIRMAN McCUSKER: One of the advantages that we will have is we've elected to go with a single contractor for the entire project. So we're not going to break it up into multiple projects. That will give us much more consistency. So we'll use the same architect, the same contractor on every one of these projects. Eckbo probably has to be treated a little differently because of its historic status. But right now the same team will be responsible for everything, but with different subsets of subject matter experts. So there is an opportunity for us to enlist some additional professional help as it relates to Eckbo and some historic (undecipherable).

MS. ERICKSON: One additional thing is the question of whether it's possible to (undecipherable) from the arena --

CHAIRMAN McCUSKER: We talked about that before you got here.

MS. ERICKSON: I'm sorry.

But I think that is something we really should consider as (undecipherable) you know, the fact that we have a historic property and we are using modern technology that saves us lots of water.

CHAIRMAN McCUSKER: Thank you. Questions?

Brandi, any other cards?

Come on up.

MS. ALQUIST: Just me. Just me. Just me.

CHAIRMAN McCUSKER: She doesn't know who you are.

MS. ALQUIST: My name is Kristin Alquist, and I'm a resident of Tucson, Arizona, and I'm a good sales tax participant. I like to use all the venues at the TCC.

Today I'm also -- well, I'm also a member of the TCC commission, but today I'm just speaking on my own personal comments.

And I love the priorities. I love you guys and the action you've taken. We love the activity at the TCC and Glenn and everything.

So that said, I just want to make sure that we're communicating with our residents as some of these changes are handled.

I'm not sure if it's part of Phil's budget, probably not, but if there's any additional marketing dollars or efforts so that we say, "Gosh, we have this parking lot under construction now. Please take the streetcar," or, "Please park here," or -- we've got such good partners in the room, you know, our symphony, the chamber, the Visit Tucson, let's just make sure we work with these partners to make sure everybody is clear on the dam parking and what you should do when you get there and to make it friendly, because it really is frustrating, and we don't want to lose our patrons by not making it easy.

So, anyway, marketing dollars, outreach, updates. That was just my one thought. And thanks again to everybody, partners, Swaim & Associates, and you guys for all you do. You're appreciated.

MR. SHEAFE: While you are raising that, Michael, you might want to talk about -- there's a lot of effort going into making sure that we don't lose parking spaces as we go through these construction cycles.

So make a comment about the kind of plan we're doing on parking.

MR. BECHERER: I know we're talking to other landowners around to find alternate parking opportunities.

I think you're right on point. We need to be able to communicate that out so when people come to the TCC, they're not trying to parking lot it, because people will be frustrated and moving around.

So we are planning that -- the construction of lot -- of the garage lot won't start until the spring, so we have a little bit of time to get ahead of this.

But we are actively looking for extra -- other parking options, I think. But also your point about the streetcar is great as well. If we can get people to park somewhere else in or around downtown and take the streetcar to the TCC, that would be great.

MS. ALQUIST: And maybe if we started doing outreach with the taxi companies, with anybody else, and say, "It's easy. Grab three friends." You know, I mean, let's be creative.

It's not up to you guys. But as a community and as our vendors and partners using the center, let's try and be creative so we don't lose our --

MR. IRVIN: One thing I might point out to
1 you -- and, first off, I appreciate your comments relative to parking. We hear it all the time.
2 One of the things that we've been talking about is there doesn't seem to be (undecipherable).
3 It's not really the scope of this. But there doesn't seem to be a standard sign that people look at and say, "That's parking."
4 So I think we're going to be having some discussions about trying to provide some continuity in that so that when people come downtown and they see a sign that looks a certain way, they know that that is parking.
5 Now, we're talking about the TCC maybe doing some other things relating to that. But we really appreciate your comments on parking. We know how important it is for this venue.

17 MS. ALQUIST: And it's not all on our shoulders, you know, the 30 of us here. I mean, let's reach out to our City councilmen and have them put it in their newsletters.
18 I mean, if we get a blurb, we can share the information on how easy it is.
19 And thank you all.

21 CHAIRMAN McCUSKER: Thank you very much.
22 Jerry, I saw you slip a card. Do you want to come up?

2 MR. HAWKINS: Jerry Hawkens.
3 A couple quick things. You guys have committed so much to a job in front of the cathedral, and we're kind of expanding from the hotel all the way to Scott.
4 So we want to make sure that you guys sort of focus a little bit on that, not to spend lots of extra money, but make sure that there's a focal point there.

11 MR. BECHERER: Yeah, so in our work we're doing a garage site and streetscape and looking at Church, we know there's a huge issue on event nights and pedestrian traffic crossing Church. And, frankly, at times it's dangerous.
12 So we're starting to look at what can we do even in Church to help guide some of that traffic from Ochoa, from the church, from the police department parking lot, the pedestrians across Church into the TCC safely.
13 We are also trying to look at -- the idea is to complete all of Church in one phase, and that extends all the way up to the connection across to Ochoa.

25 MR. HAWKINS: Secondly, in hotel business, we love all the convention space. So it's great. I hope they're successful in filling and hopefully the (undecipherable) rooms will help with that.
4 Must important, as a community member, I'm excited, because a big percentage of your money is being used for the benefit of -- not just a bunch of businesspeople.
8 So if you look at the total numbers, the arena, the music hall, et cetera, that's really exciting. So thank you all. We're here to support you every way we can.

12 CHAIRMAN McCUSKER: Thank you very much.
13 MR. MARQUEZ: Thank you.
14 CHAIRMAN McCUSKER: We catch anybody, everybody?
16 Mr. Collins, I'm not exactly sure what we do with all this now. We have to present our bank a use of proceeds. Ultimately they're going to want something with this kind of detail.
20 We also are obliged to share it with the mayor and counsel so they concur. We need to provide some direction to our contractor regarding scope, scale, and budget.
24 Is it as simple as approving this? You know, advise us on kind of where we go from here.

1 MR. COLLINS: Based on what I've heard today and the discussion, I think you ought to be considering someone making a motion to approve the priorities listed on the spreadsheet that you talked about subject to obtaining the financing that needs to happen to pay for all of that.
7 So you can do that today, and it won't set it in stone, but all the work that you all have put together will have been approved in a priority situation. The --

11 CHAIRMAN McCUSKER: Any issues we have with the legislature should we not approve this and post notice, because we're obliged to do that first, is this vague enough where we still can visit with the State regarding how we're going to spend their money?
7 MR. COLLINS: Well, it's my recommendation that you visit with the State and your appointors as soon as possible about the financing for this and --

19 CHAIRMAN McCUSKER: I was considering about the word "approve." So I think that's the trigger in the statute. If we approve something, are we --

22 MR. COLLINS: This is --
23 CHAIRMAN McCUSKER: But if we're not necessarily approving a project, we're approving a list of priorities.
Page 97

1  MR. COLLINS: Right.
2  CHAIRMAN McCUSKER: And, you know, we'll
3  provide that to some other people that are reviewing
4  what we're doing. One of those bodies, obviously, is
5  the legislature.
6  MR. COLLINS: Correct. And your -- it's
7  all subject, too. I mean, if you didn't get the
8  funding that we've been talking about, none of this is
9  going to happen.

10  CHAIRMAN McCUSKER: Right.
11  MR. MARQUEZ: Should the motion mention
12  something to approval from our appointers?
13  CHAIRMAN McCUSKER: So basically what we
14  need to do is to ultimately agree that this is the
15  priorities we have going forward.
16  MR. COLLINS: Right.
17  CHAIRMAN McCUSKER: Okay. That's helpful.
18  And we probably ought to discuss if anybody
19  wants to move anything around.
20  I am struck by the Sosa-Carrillo House
21  conversations and deferring that all the way into
22  Column C.
23  I do think there's a lot we could do. You
24  and I have visited with them regarding the really neat
25  facility and the opportunities to open it up.

Page 98

1  Michael, Phil, talk to us about the owner's
2  contingency. You know, it's a lot of money. Could it
3  be just as easily $4 million, or, you know, what is it
4  designed to anticipate, and how much wiggle room is
5  there in that number?
6  MR. BECHERER: Right now it's simply a
7  percentage of total and 10 percent, which is usually a
8  typical owner's contingency, particularly at this stage
9  of the project.
10  CHAIRMAN McCUSKER: And it's designed to
11  cover, what, unforeseen costs, cost overrun --
12  MR. BECHERER: Escalation --
13  CHAIRMAN McCUSKER: -- change orders --
14  MR. BECHERER: -- more tariffs on steel, so
15  there to cover all the unforeseen conditions.
16  Also things like when we do start the
17  restoration of the Eckbo plaza and we find -- who knows
18  what we find underneath it, if remediation work needs
19  to be done.
20  So it's a catch-all, so it's not
21  specifically assigned to any one thing. It's just
22  knowing that we're going to find things that we don't
23  expect, or there will be other outside influences on
24  the cost that we don't have control over.
25  CHAIRMAN McCUSKER: So the only project in

Page 99

1  B and C that could fit in under the contingency if we
2  ended up with some money left is, in fact, the
3  Sosa-Carrillo House.
4  So one of my thoughts would be that we make
5  that Item 1 in Column B, and if there is money left
6  over in this project, that we move to that historical
7  restoration. It's probably some of the best money
8  spent to --
9  MR. SHEAFE: You have also the fan
10  experience in the arena, and that's a plug number.
11  It's a big number.
12  And it probably just -- we may want to list
13  out what those approvals are, because there might be
14  some tradeoff where it's fan experience benefit and
15  something for Carrillo and --
16  MR. IRVIN: Something I might just point
17  out is you heard they were doing the TCC and everything
18  around that is -- you guys have heard the number.
19  If the City realizes -- we don't call it deferred maintenance. The City has some things on
20  their list that they need to do that they're taking care of. You can call it deferred maintenance.
21  You call it things in the schedule that haven't been addressed yet. But they're things that
22  they're doing relating to that.

Page 100

1  And then we're coming in with hard money
2  and just adding to the fan experience.
3  What I would ask is, is there some other
4  monies that can take care of the, quote, deferred
5  maintenance? And that's really what we're talking
6  about, the Carrillo House.
7  But the money that we do spend should go
8  towards fan experience, not rebuilding the facility
9  that we don't own, in my humble opinion.
10  CHAIRMAN McCUSKER: That's a --
11  MR. BECHERER: That's a State --
12  CHAIRMAN McCUSKER: -- State building.
13  MR. BECHERER: -- building. It's --
14  CHAIRMAN McCUSKER: No reason we can't go
15  visit with the legislature or the State or, you know,
16  whoever takes care of State buildings and --
17  MR. IRVIN: We should have the same
18  discussion with the City and other stakeholders, and I
19  think we should figure out a way --
20  CHAIRMAN McCUSKER: I think --
21  MR. IRVIN: Yeah, try to -- I agree with
22  you, try to figure it out, and it should -- if there is
23  money left over for contingency, probably a good use
24  for that money.
25  MR. BECHERER: The bulk of that 1.2
1 Carrillo House is really the stabilization efforts to serve the house.
2 You know, something like the -- expanding the west patio was really about a 275,000 line item so --
3 **MR. MARQUEZ:** In all fairness, the stabilization wasn't even part of the conversation Fletcher and I had with Elaine and the board member.
4 It was about activating that porch.
5 I would recommend that we move Sosa-Carrillo into Line B and actually move -- and it's such a large number. It doesn't (undecipherable) move community ice to C.
6 And I liked Chris' point on breaking out arena upgrades. I still think it's very important for fan experience, and maybe there's an opportunity to activate for sales tax generation at Sosa-Carrillo.
7 **MR. IRVIN:** I disagree with all.
8 **MR. MARQUEZ:** Excellent.
9 **CHAIRMAN McCUSKER:** Let's talk about -- (Voices talking over each other.)
10 **CHAIRMAN McCUSKER:** Every place you go people love the idea of a second sheet of ice, from the Roadrunners, to the U of A, to the, you know, youth hockey, you know, all the places we need another sheet of ice.

1 Carrillo House is really the stabilization efforts to serve the house.
2 You know, something like the -- expanding the west patio was really about a 275,000 line item so --
3 **MR. MARQUEZ:** In all fairness, the stabilization wasn't even part of the conversation Fletcher and I had with Elaine and the board member.
4 It was about activating that porch.
5 I would recommend that we move Sosa-Carrillo into Line B and actually move -- and it's such a large number. It doesn't (undecipherable) move community ice to C.
6 And I liked Chris' point on breaking out arena upgrades. I still think it's very important for fan experience, and maybe there's an opportunity to activate for sales tax generation at Sosa-Carrillo.
7 **MR. IRVIN:** I disagree with all.
8 **MR. MARQUEZ:** Excellent.
9 **CHAIRMAN McCUSKER:** Let's talk about -- (Voices talking over each other.)
10 **CHAIRMAN McCUSKER:** Every place you go people love the idea of a second sheet of ice, from the Roadrunners, to the U of A, to the, you know, youth hockey, you know, all the places we need another sheet of ice.

1 of ice.
2 It's also the most expensive thing on the page. And when we try to prioritize things, we just really couldn't come up with enough money to build it.
3 It's maybe the biggest priority we can fund, and I think the challenge for us is to try and find some maybe creative ways to do that, or maybe somebody will partner with us to do that.
4 But I don't think there's any way that I can see in the next 10 years where we're going to be able to afford that kind of facility.
5 **MR. MARQUEZ:** That's my point.
6 **CHAIRMAN McCUSKER:** The Sosa-Carrillo House is affordable. It's not a lot of money. And maybe we can partner. Maybe we (undecipherable). So I do like the idea of --
7 **MR. IRVIN:** I don't have a problem with getting rid of C and putting all that stuff in B. I -- (Voices speaking over each other.)
8 **CHAIRMAN McCUSKER:** That's the only thing.
9 in Column C, you can just move that --
10 **MR. IRVIN:** Put that over --
11 **CHAIRMAN McCUSKER:** -- over, and then we figure out how to get some money behind those items in C.
12 Some could come from savings in projects or contingency or --
13 **MR. BECHERER:** So --
14 **MR. IRVIN:** And I know that it's always tough because of the way we're structured. A number of us have had to kind of take the lion's lead on a number of these things.
15 And you know how the community ice is important, maybe along with some of the other stuff we do inside the TCC.
16 I just don't think we had enough time to explore. I think there's some monies that maybe are available to us, some other ways to finance that.
17 And I think our vision was let's take the TCC, and let's make it Tucson's vision of Lincoln Center, Ford Center, what have you.
18 So Carrillo House sitting off there to the side, some stuff we should be doing with the community ice and inside the arena are all important.
19 So I love the fact of having a second bucket that we can all put our energy towards and biforate them later. But I think that's an important one.
20 So I don't want to sweep it under the bridge, but, also, I don't want to have our community ice put into a third position.
21 **CHAIRMAN McCUSKER:** I like that. I mean, you could eliminate Column C altogether and put everything in basically priority projects. But today we don't have the funding for it.
22 And, you know, we're going to try and figure that out in terms of the community ice, the arena upgrades, and the Sosa-Carrillo House.
23 I would say of those three, the Sosa-Carrillo House is the easiest for us to tackle next.
24 **MR. BECHERER:** So just one point on both of those items, there's more granular line items within those that we could look at both groups and come up with priorities within those, because, like I said, maybe some of the things on the Sosa-Carrillo House that are important, we could pick those up, and a few things with the fan experience.
25 And so I guess what I'm getting at is we don't have to spend 1.2 million to Carrillo House. Nor do we need to spend, I think, 6 million on the arena upgrades.
26 But we can find priorities within both of those groups that become the first set of priorities if we have the funding available.
CHAIRMAN McCUSKER: Jannie moved that.
Jannie said so moved.

MR. IRVIN: I like that.

MR. SHEAFE: We'll second that. Keep this going.

CHAIRMAN McCUSKER: Are you tracking this?
Oh, my gosh, you're a saint.

MR. MARQUEZ: Does the motion need to include getting rid of Column C?

MR. IRVIN: Yes.

CHAIRMAN McCUSKER: I kind of said that in my motion. If you're eliminating Column C, everything that we can fund goes into Column B, and we accept the order in which the priorities have been presented.

MR. MARQUEZ: Okay.

CHAIRMAN McCUSKER: And this is now a public document. We can distribute it to the City, to the bank, to the legislature. It's our sentence about primaries.

Nothing really gets approved until you have a contract.

MR. COLLINS: Mr. Chairman, members of the board, there are a lot of steps that you have to take before you are locked in to doing this.

CHAIRMAN McCUSKER: Good.
At the end of the day, what's going to drive this is bringing convention business, filling our hotels, and creating a revenue that's going to give us the ability to get to Column B.

And I just want to compliment you guys. I really am blown away at how quickly -- not quickly, because this took a long time, but how well you have done in putting all this together for us.

I know we all very much appreciate what's gone into this. So thank you.

CHAIRMAN McCUSKER: I'll give Mr. Sheafe the last word and a motion to adjourn.

MR. IRVIN: So moved.

MR MARQUEZ: Second.

CHAIRMAN McCUSKER: All in favor say aye.

BOARD MEMBERS: Aye.

(The proceedings concluded at 11:19 a.m.)

---

CERTIFICATE

STATE OF ARIZONA 
COUNTY OF PIMA 

BE IT KNOWN that I, Bonnie Gray, CR #50669, took the foregoing proceedings pursuant to Notice; that I was then and there a Certified Reporter in and for the State of Arizona; and that the transcript is a full, true, and accurate record of the proceedings. I DO FURTHER CERTIFY the ethical obligations set forth in ACJA 7-206 (J)(1)(g)(1) and (2) are in compliance; that I am not a relative or attorney of any party, or financially or otherwise interested in the action.

WITNESS MY HAND this 16th day of July 2019.

BONNIE GRAY, RPR Kathy Fink & Associates
CERTIFIED REPORTER #50669 No. R1003
Rio Nuevo Study Session

June 21, 2019

Min-U-Script®

Kathy Fink & Associates

(1) $1.2 - area

[45x34]Min-U-Script®Kathy Fink & Associates(1) $1.2 - area

[49x121]able (30)

$7.8 (1)

22:12

$15 (2)

7:9;28:19

$2 (1)

31:5

$200 (1)

6:8

$3 (1)

14:24

$30,000 (1)

43:16

$38,000 (1)

59:17

$4 (1)

98:3

$40 (1)

29:18

$45,000 (1)

16:1

$5.2 (1)

15:23

$500 (1)

55:12

$6 (1)

27:5

$6,420,000 (1)

30:18

$6.1 (1)

25:23

$6.6 (1)

23:9

$65 (8)

4:13;27:2.19;31:24;

39:1;54:9;55:20;86:3

$7.8 (1)

27:21

$9.2 (1)

22:1

A

ability (5)

43:4;49:22;56:20;

78:21;109:4

able (30)

10:9;11:7;14,17;

12:1;17:6;5:17;9:19;

21:12;25:14;30:12;

35:24;38:22;47:6;

9:50;9:52;22:53:12,15;

17:61:14;64:9;74:24;

22:5,7;24;92:5;102:11;

105:7

added (2)

21:18;81:4

adding (5)

18:6;25:24;27:4;

50:25;100:2

addition (2)

22:16;66:12

additional (15)

6:8;7:23;23:15;

27:20;24:29;16:17;

35:22;44:20;52:16;

79:14;83:23;89:21,23;

91:4

address (5)

47:25;52:7;66:20,23;

88:4

addressed (1)

99:24

adds (1)

68:15

adequate (2)

27:13;43:15

adjacent (3)

5:1;28:17;63:4

admire (1)

9:4

adobe (5)

78:3;82:1;8;3:6,7

advance (1)

36:6

advances (1)

63:1

advantage (2)

49:20;87:18

advantages (1)

89:9

advertising (1)

20:18

advise (1)

95:25

advocate (1)

77:7

aesthetically (1)

32:5

affect (1)

68:7

affecting (1)

65:1

afford (1)

102:11

affordable (1)

102:14

Again (32)

6:19;14:13;17:15,18;

19:8;20:21:23:24:5;

24:25:16:24:26:3,8,20;

28;7:12;29:19;42:5;

50:21;51:7,9;52:10,21;

53:17;54:5;56:15,19;

64:9;65:16;73:18;

91:17;107:2

against (1)

57:22

ago (3)

33:5;23;71:12

agree (6)

32:12;61:16;65:22;

88:12;97:14;100:21

agreeable (1)

74:8

agreement (1)

74:3

agriculture (1)

77:18

ahead (4)

24:22;54:8,14;92:10

air (1)

58:6

aisle (3)

41:12;42:4,11

aisles (2)

41:18;42:7

Albuquerque (1)

57:20

alcohol (2)

45:6;49:21

Alienage (1)

3:12

alley (3)

43:14,22,22

allow (6)

6:10;12:23:4;25:9;

45:12:63:4

almost (7)

6:8;22:6;27:5;41:4;

53:6;54:20;66:20

along (2)

6:14:103:9

ALQUIST (5)

90:12,15,15;92:17;

93:17

alternate (1)

92:2

altogether (1)

104:3

always (9)

3:8;41:3;45:3;48:9;

57:1;68:19;82:12:89:5;

103:4

amazes (1)

82:20

amazing (1)

61:23

America (1)

30:10

American (2)

42:15,16

amount (5)

21:13;57:25:80:11;

107:3;108:16

amplify (1)

68:3

amplifies (1)

68:14

amplify (2)

68:1,14

anchored (1)

77:18

and/or (2)

69:24;85:9

ANDERSON (5)

58:18;59:2,2;63:8

annual (2)

53:5;79:2

annually (1)

59:17

anticipate (1)

98:4

anymore (4)

40:20,20;60:21;

68:21

appeal (1)

72:3

appearance (1)

21:24

appears (1)

108:23

applied (1)

80:12

appointors (1)

97:12

appointors (2)

6:3;96:17

appreciate (10)

8:6;9:4;10:6;47:24;

51:25;58:11;80:21;

93:1;15;109:9

appreciated (1)

91:18

approach (2)

11:25;53:7

approval (1)

97:12

approvals (1)

99:13

approve (4)

96:3;12,20,21

approved (5)

37:20,21:96:9;

105:21;106:20

approving (4)

95:24;96:24,24;

105:17

approximately (1)

35:22

April (1)

59:11

ar (1)

101:17

architect (2)

8:13;89:14

architects (4)

4:4,5:10:11:11:31:2

architectural (2)

9:8;76:21

area (22)

13:7;18:6;23:14;

25:19;37:4;39:14;

44:17,25;45:19;59:22;
flights (1) 53:12
floor (8) 14:9,14,22:18;1;22:14:51:1;69:15;71:14
focal (1) 94:9
focus (2) 5:20;94:8
focused (2) 66:19;86:20
focuses (1) 22:6
focusing (1) 22:6
focus (2) 94:9
focal (1) 24:17
floor (8) 53:12
flights (1) 36:3
four (7) 8:7,12:4;16:8,31:18;

Min-U-Script®
Kathy Fink & Associates

June 21, 2019

(7) flights - happened
Min-U-Script®
Kathy Fink & Associates

June 21, 2019

 Rio Nuevo Study Session

new (25)  
4:13;22:7;2:8;2:15:1;  
7:17;17;17;17;19;1:1;8;  
22:24;25:1;4:11;4:2:2;  
18:5;24:25;7:25;7:12;  
19:79;21:8;22:25;  
83:8

newer (2)  
43:19;68:20

news (1)  
47:25

newsletters (1)  
93:20

next (11)  
14:23;15:6;7;16:13;  
18:20;20:16;24:79:19;  
87:4;102:10;104:11

nice (7)  
34:5;35:9;5:7;25:4;5;  
8:5;4:24

night (1)  
34:5;39:5,7;44:5;8;54:24

nice (7)  
14:23;15:6,7;18:20;  
20:16;24:79:19;  
79:19;87:4;102:10;104:11

ongoing (1)  
93:2

originally (5)  
6:22;19:15,16;14;37:13;  
73:24

ordinary (1)  
98:13

opportunities (8)  
16:22;23;26:8;  
30:9;70:5;83:23;92:3;  
97:25

opportunity (15)  
27:23;30:20;23:17;  
17:45;30:21;25:1;  
53:8;54:25;56:8;58:12;  
72:19;78:14;89:20;  
101:16

options (2)  
60:10;92:13

orange (1)  
13:7

order (4)  
15:15;70:16;75:18;  
106:14

orders (1)  
98:13

ordinary (1)  
62:17

organization (2)  
78:25;79:11

organizations (1)  
79:24

orientation (1)  
13:2

original (7)  
6:22;19:15,16;26:5;  
14:37:13;23:4

originally (5)  
14:11;18:7;37:24;  
42:10;75:4

out (41)  
12:15;13:17;23:6;  
27:10;29:15;34:17;  
35:1:24;38:17;20;  
39:10;42:7;43:20;  
44:12;45:16;50:10;  
20:61:4;13:64:14;  
83:14:92:5;25:93:19;  
99:13;17:100:19;22;  
101:14;102:24;104:7;  
108:12:25

paid (1)  
4:21
Min-U-Script®
Kathy Fink & Associates

(15) shaft - state's

Shake (1)
60:17

gap (1)

Sheafe's (1)
3:5;7:16;29:25;77:14,24;78:5;81:17;82:14;83:2;99:9;106:4;107:17,18,25;109:11

Sheafe's (1)
49:21;93:21;95:20

Sheafe (11)

similar (1)
31:10

signs (2)
4:7

sign-in (1)
11:21

signature (1)
20:12,13,15;27:24;48:4;73:11

signage (6)
4:8;93:6,11

sign (3)
62:11

sights (1)
18:16;19:13

sidewalks (2)
18:16;19:13

size (5)
5:22

skating (1)
5:4

skill (2)
5:4

skipped (1)
3:8

Skulls (2)
38:10,14

slanted (1)
67:5

slab (1)
85:2

slide (1)
67:7

slip (1)
93:25

Small (3)
21:7,25:10;81:16

smaller (4)
28:3;42:22;58:5;61:24

SMG (6)
11:3;13:16;17:19;20:25;32:11;56:18

Society (7)
29:1;77:14;24:78:5;81:17;82:14;83:2

Society's (1)

standards (5)
43:15;24:93:6

standards (5)
16:18;18:2,15:20;21;87:14

stall (3)
44:7;45:23

stars (1)
49:3

start (18)

started (4)
10:16;14:18;38:25;92:17

starting (3)
53:25;85:18;94:16

starts (2)
41:25;46:4

State (10)
28:25;79:2;22;89:3;96:14;17;100:11,12,15;16

statement (1)
77:13

state-owned (1)
85:1

state's (1)

Rio Nuevo Study Session

June 21, 2019
Min-U-Script®
Kathy Fink & Associates

Rio Nuevo Study Session

June 21, 2019

Min-U-Script®
Kathy Fink & Associates

(16) statewide - topic

3:4;4:3;86:14
stuff (10)
34:15;25;36:9;37:3;
39:3,19;41:1;102:18;
103:9,18
stupid (1)
76:7
subcommittee (1)
47:9
subject (3)
89:19;96:5;97:7
subpar (1)
89:19
structures (1)
33:25
system (15)
23:21;24:6;25:8;
33:18;40:25;63:24;
64:3;65:9;11;67:15,18,
23;68:12;72:6
systems (4)
18;18;63:25;68:20,
23

T

tables (2)
81;22:25
tackle (1)
104:10
tackled (1)
6:25
talk (28)
8:25;9:1,2;12:18;25;
13:20;14:1;24:21;
32:13;35:8;9;39:23;
49:19;50:6;18;51:15;
18;53:25;66:7;70:2;6;
73:8;76:11;80:24;
86:22;91:20;
talked (6)
38:16;41:13;44:17;
72:8;90:1;96:4
talking (20)
56:17;68:18;75:5;86:6;
87:7;10;20;88:9;89:2;
104:7
terrific (1)
71:17
tested (2)
87:19;24
Thanks (2)
58:11;9:16
Theater (19)
24:24;25:5;31:8;
34:6,11;14,18,19;
59:10,14;62:7,8,14;
67:18;68:18;78:12;
79:25;80:1;87:21
theaters (4)
43:25;44:4;60:3;
62:22
thereafter (1)
72:1
thermostat (1)
66:7
thought (8)
64:13;67:5;69:1;
73:7;8;84:24;91:16;
108:14
thoughts (3)
38:23;46:25;99:4
thousand (2)
55:1;79:8
three (9)
12:4;36:5;38:1;
47:22;55:25;56:2;
65:20;92:19;104:9
three-foot-deep (1)
8:23
thrilled (1)
80:4
through (8)
20:7;46:5;51:25;
52:11;55:8,13;63:20;
67:11
throw (1)
8:8
ticket (4)
19:3,24;25;71:7
ticketed (2)
63:5;64:10
tickets (1)
45:18
tied (4)
3:5;12:21;13:7;65:2
tight (1)
15:14
timeline (1)
76:20		
times (2)
54:23;94:15
timing (6)
12:6;35;9:17;18;
71:6;86:6
title (1)
77:7
today (29)
4:3,10;16:5;2;8,14;
8:23;25,10;10,12;
24:21;27;22;34:5,22;
51:6;70:4;11;19;86:19;
22;87;15;88:9;17;24;
90:19;20,96:2;7;104:4
together (13)
4:4;12:21;13:11;
14:22;60:16;71:3;
75:16,19;80:16;16;
84:15;96:9;109:8
Tolliver (2)
58:22,22
took (4)
65:4;73:3,18;109:7
tools (2)
11:17;35:25
top (4)
13:4;22:17;38:14;
41:4
topic (1)
### Rio Nuevo Study Session

**June 21, 2019**

<table>
<thead>
<tr>
<th>Part of Speech</th>
<th>Collective Noun</th>
<th>Number</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nouns</td>
<td></td>
<td>1</td>
<td>2016</td>
</tr>
<tr>
<td>Numbers</td>
<td></td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Percentages</td>
<td></td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Dates</td>
<td></td>
<td>1</td>
<td>2012</td>
</tr>
<tr>
<td>Years</td>
<td></td>
<td>1</td>
<td>1012</td>
</tr>
<tr>
<td>Works</td>
<td></td>
<td>1</td>
<td>2019</td>
</tr>
</tbody>
</table>

The table above provides a summary of the nouns, numbers, percentages, dates, and works mentioned in the document. The collective noun counts are as follows:

- Nouns: 1
- Numbers: 5
- Percentages: 5
- Dates: 1
- Years: 1
- Works: 1

This table helps to quickly identify the frequency of certain elements within the document, aiding in understanding the focus and context of the text.
<table>
<thead>
<tr>
<th>Page</th>
<th>Time</th>
<th>Time Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>14:12</td>
<td>79:6</td>
</tr>
<tr>
<td>9</td>
<td>3:3</td>
<td>36:15</td>
</tr>
<tr>
<td></td>
<td>9:10</td>
<td>90,000</td>
</tr>
<tr>
<td></td>
<td>90s</td>
<td>14:12</td>
</tr>
</tbody>
</table>