

In The Matter Of:

*Rio Nuevo v.
Board Meeting*

September 17, 2019

Kathy Fink & Associates

2819 E 22nd St

Tucson, AZ 85713

520/624/8644



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RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT

BOARD MEETING

Tucson, Arizona
September 17, 2019
2:03 p.m.

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

KATHY FINK & ASSOCIATES
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Page 3

1 **CHAIRMAN MCCUSKER:** Okay. We're going to call
2 this meeting to order. We have a quorum. Mr. Irvin's on
3 his way in, Mr. Hill is excused.
4 Jannie, you get to lead the pledge.
5 **MS. COX:** Okay.
6 (Pledge of Allegiance)
7 **CHAIRMAN MCCUSKER:** Brandi, please call the
8 roll.
9 **MS. HAGA-BLACKMAN:** Edmund Marquez.
10 **MR. MARQUEZ:** Here.
11 **MS. HAGA-BLACKMAN:** Jannie Cox.
12 **MS. COX:** Here.
13 **MS. HAGA-BLACKMAN:** Chris Sheafe.
14 **MR. SHEAFE:** Here.
15 **MS. HAGA-BLACKMAN:** Mark Irvin.
16 **MR. IRVIN:** Here.
17 **MS. HAGA-BLACKMAN:** Fletcher McCusker.
18 **CHAIRMAN MCCUSKER:** I'm here.
19 Mr. Irvin, welcome to Rio Nuevo.
20 **MR. IRVIN:** Thanks, man.
21 **CHAIRMAN MCCUSKER:** You have the transcribed
22 minutes from August 27th. They're verbatim. Unless you
23 have a change or correction, we need a motion to approve.
24 **MR. IRVIN:** So moved.
25 **MR. MARQUEZ:** Second.

Page 2

1 **BOARD MEMBERS PRESENT:**
2 Fletcher McCusker, Chair
3 Chris Sheafe, Treasurer
4 Mark Irvin, Secretary
5 Jannie Cox
6 Edmund Marquez
7
8 **ALSO PRESENT:**
9 Mark Collins, Board Counsel
10 Brandi Haga-Blackman, Operations Administrator
11
12 * * * *
13
14 BE IT REMEMBERED that the meeting of the Board
15 of Directors of the Rio Nuevo Multipurpose Facilities
16 District was held at the Tucson Community Center, in the
17 City of Tucson, State of Arizona, before THOMAS A.
18 WOPPERT, RPR, Certified Reporter No. 50476, on the 17th
19 day of September 2019, commencing at the hour of 2:03 p.m.
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Page 4

1 **CHAIRMAN MCCUSKER:** All in favor say aye.
2 (Motion made, seconded and passed unanimously)
3 **CHAIRMAN MCCUSKER:** That was approved
4 unanimously.
5 This is the time we set aside for executive
6 session. I need a motion to recess.
7 **MR. IRVIN:** So moved.
8 **MR. MARQUEZ:** Second.
9 **CHAIRMAN MCCUSKER:** All in favor say aye.
10 (Motion made, seconded and passed unanimously)
11 **CHAIRMAN MCCUSKER:** Okay. We'll be back in
12 about 42 minutes.
13 (Recess)
14 **CHAIRMAN MCCUSKER:** Okay. I would entertain a
15 motion to reconvene.
16 **MR. IRVIN:** So moved.
17 **CHAIRMAN MCCUSKER:** Second, please.
18 **MR. MARQUEZ:** Second.
19 **CHAIRMAN MCCUSKER:** All in favor say aye.
20 (Motion made, seconded and passed unanimously)
21 **CHAIRMAN MCCUSKER:** Thank you for hanging
22 around.
23 A couple of comments from me, and then we'll
24 move into what's a pretty busy and very important agenda.
25 If you're watching our website, I'd like to

Page 5

1 direct you to a couple of important things that have been
 2 posted recently, one of them today. You've heard us talk
 3 about and approve the so-called Congress Street Activation
 4 Plan. You may remember we budgeted \$1.5 million as
 5 incentive packages for tenants, developers, prospects
 6 along Congress. The application for those funds is now on
 7 the website, so you can go to it, encourage your friends
 8 to go to it, follow a pretty simple form to express your
 9 intent and interest and what you would need from us, and
 10 then we're going to look at those individually and
 11 collectively over the next few weeks. And hopefully we
 12 can launch a lot of that simultaneously.

13 If you're a contractor, large or small,
 14 watching our website, the RFQ for the TCC project is out.
 15 Mr. Collins, I think the deadline is
 16 September 26th.

17 **MR. COLLINS:** I believe, yes.
 18 **CHAIRMAN MCCUSKER:** So if you're interested in
 19 the Tucson Convention Center project, our intention is to
 20 hire one CM at risk for the entire project. So that's a
 21 65 million-dollar project and the RFQ is also posted on
 22 our website.

23 Dan, let's launch your financial report.
 24 **MR. MEYERS:** Dan Meyers, the CFO of Rio Nuevo.
 25 As of August 31st, we had about \$8.2 million in

Page 6

1 cash and we project to have a 3.6 million surplus
 2 between -- for a year out bringing it to a total of
 3 11.8 million. You can see the ever growing list of
 4 commitments at the bottom of the page. It equals about
 5 10.7 million. The last four lines of that show what's
 6 going on at the TCC campus.

7 A couple items are broken out for the parking
 8 garages and the TCC ice plant, they're both in progress,
 9 leaving about 55 million for other projects. And the last
 10 line backs out 65 million, which is the loan proceeds
 11 we've got to set aside for that particular project, so
 12 that shows a surplus of about 1.1 million as we sit here
 13 today.

14 **CHAIRMAN MCCUSKER:** Dan, what's the status of
 15 reimbursing ourselves for the ice plant? Because we were
 16 going to --

17 **MR. MEYERS:** Yeah. I've just been speaking
 18 with Compass Bank today and they've got \$70 million in an
 19 account. And we have to request that money from Bank of
 20 Oklahoma, they're the trustee, so they have to put a
 21 process in place to get that money back to us, so we're
 22 working on it starting an hour ago.

23 **CHAIRMAN MCCUSKER:** So that 3.398 would come
 24 back above the line then, right? It would go into
 25 unrestricted cash?

Page 7

1 **MR. MEYERS:** Well, that's down there --
 2 **CHAIRMAN MCCUSKER:** Kind of --
 3 **MR. MEYERS:** Yeah. We've not spent -- we've
 4 got a 3.4 million dollar budget. We've only spent \$1,800
 5 so far, but I think we've got \$2.2 million in your stack
 6 of checks to sign, which is going to go out and turn
 7 around and come back, so we're trying to get that
 8 expedited.

9 The TIF collection for June was 1.2 million,
 10 which is below the 1.3 we have in our budget. However,
 11 we've got a significant big box store. For three months
 12 we've not collected from them. It's an internal issue
 13 with them and the state of Arizona is in the process of
 14 getting that rectified, so I'd expect that to be fixed
 15 hopefully within the next 30 days or so. We're keeping an
 16 eye on that.

17 On a sad note, our contact with city of Tucson,
 18 Rhonda Belaboo (ph), passed away a couple weeks ago and
 19 she had been such an asset to our help. She's stepped up
 20 many times when I didn't know she was doing things,
 21 collecting from some of our merchants. And we're really
 22 going to miss her, but there's somebody in her place now
 23 Brandi and I are going to meet with and the state of
 24 Arizona seems to be stepping up as well, so I think we've
 25 still got some really good contacts to help us out. But

Page 8

1 anyways, Rhonda has been terrific and we're going to miss
 2 her.

3 Let's see. Our audit is ongoing tomorrow. I
 4 guess Thursday we're going to have our final field work
 5 done. Fletcher and I are going to meet with our monitors
 6 to talk about the project and things like that. That job
 7 seems to have gotten less involving with numbers and more
 8 involving footnotes. I mean, this audit report just keeps
 9 growing in size, but we've got so many projects going on
 10 and they make sure we get everything properly disclosed so
 11 we can have yet another clean opinion.

12 I think that's pretty much it for now. If
 13 anybody has any particular questions --

14 **CHAIRMAN MCCUSKER:** The outdoor ice rink, have
 15 we funded that? I think I saw something from the city.

16 **MR. MEYERS:** Yeah. There's a pretty hefty
 17 stack of checks for you to sign this afternoon.

18 **CHAIRMAN MCCUSKER:** Any questions for Dan?
 19 (No oral response)

20 **CHAIRMAN MCCUSKER:** Thank you.
 21 **MR. MEYERS:** Thank you.
 22 **CHAIRMAN MCCUSKER:** Item number seven, 75 East
 23 Broadway, you know, I think everyone knows we're a little
 24 stymied with this project. Based upon recent
 25 correspondence with JE Dunn, we authorized a letter in

Page 9

1 executive session. I'll entertain a motion from the
2 board.

3 **MR. IRVIN:** I'd like to make a motion that we
4 authorize counsel to proceed with the letter as instructed
5 in executive session.

6 **MR. MARQUEZ:** Second.

7 **CHAIRMAN MCCUSKER:** All those in this favor say
8 aye.
9 (Motion made, seconded and passed unanimously)

10 **CHAIRMAN MCCUSKER:** Mr. Collins, keep us
11 posted, obviously.
12 TCC, so we've talked a little bit about the
13 status there. Obviously you can see activity from the
14 Doubletree Hotel. We have launched the parking structure
15 on the east parking lot. We closed on the bank loan a few
16 weeks ago and we're ready to move forward. We're in the
17 process of selecting a CM at risk and we've received a
18 proposal at our request from Swaim to serve as the project
19 manager once again for the TCC project. That would allow
20 other architectural firms to actually bid on the design
21 work.

22 So you have our proposal. I don't know if you
23 want -- Phil's here if we want to ask any questions of
24 Mr. Swaim or Mr. Collins.

25 (No oral response)

Page 10

1 **MR. COLLINS:** Phil, why don't you come on up,
2 buddy.

3 Mr. Chairman, members of the board, Mark
4 Collins.

5 My thinking is that you ought to just let Phil
6 explain what -- the general terms of what I discussed with
7 you on this, and then you might consider a motion, so --

8 **MR. SWAIM:** Good afternoon. Phil Swaim, Swaim
9 Associates Architects, 7350 East Speedway.

10 I'm certainly excited to be here, a lot of
11 things going on at the TCC as you mentioned. At the
12 hotel, there was even an interesting -- some enthusiasm
13 this morning. They found some bones, but one of the
14 benefits of being nextdoor to TPD is they did a quick
15 forensic check and they were animal bones, dog bones, so
16 all systems are go, but -- so we're very excited to have
17 the opportunity to be able to help manage and be good
18 stewards of the 65 million dollar effort for project
19 dollars going forward here at the TCC.

20 As you said, we have our project management
21 proposal to you for your approval so we can get rolling to
22 manage this project over the next -- over the next three
23 years, three to four years really.

24 As you said, we're also pleased -- we have a
25 proposal in from GLHN Architects & Engineers to take the

Page 11

1 lead on the renovation here of the exhibition halls,
2 ballroom and meeting rooms. GLHN has provided the
3 mechanical/electrical engineering for us in the past for
4 the arena renovation and for Tucson Roadrunners, and they
5 also have an architectural division in their firm.
6 They're actually -- I think they've been around Tucson for
7 57 years now, even more than -- longer than Swaim, so
8 we're not the old guys on the block. They are actually
9 the oldest firm in town to have both architectural and
10 engineering, so we thought that that was a very logical
11 transition for them to be able to come on and partner and
12 be able to be efficient to be able to get this work done.

13 And it's -- our first priority is wanting to
14 get our ex halls, ballroom and meeting rooms going so when
15 the hotels are compete, we have an operating -- an
16 operating convention center. We've also been meeting with
17 SMG and Visit Tucson to be able to get their priorities so
18 we can -- their -- their marketing and know how to be able
19 to show off what we're going to end up with here in a year
20 and a half so.

21 So we're hoping to be able to get them started,
22 that's really kind of the critical path, to be able to
23 have that design work going so, when we get our contractor
24 on board sometime in October, we'll really be able to
25 start organizing and planning and getting that work

Page 12

1 scheduled.

2 **CHAIRMAN MCCUSKER:** Mr. Collins, I don't think
3 we've seen anything specifically from GLHN, have we?

4 **MR. COLLINS:** Well --

5 **CHAIRMAN MCCUSKER:** And talk about the process
6 going forward in terms of, you know, if we approve Swaim
7 as the project manager, are they hiring the architects?

8 **MR. COLLINS:** They --

9 **CHAIRMAN MCCUSKER:** You know, do we need to
10 even be involved in the approval of that or -- talk about
11 the process.

12 **MR. COLLINS:** Well, you -- assuming you hire
13 Swaim as the project manager, within the scope of their
14 work would be recommendations to you on who they think
15 ought to be working on particular projects. Swaim knows a
16 lot about TCC and can suggest, but you folks have to be
17 the ones that direct and approve agreements.

18 There shouldn't be a problem doing this. Phil
19 has already talked to you about GLHN, that's the beginning
20 one, so that's what we're going to do throughout --

21 **CHAIRMAN MCCUSKER:** Typically we would
22 appreciate the economics of that assignment before we
23 approved it, so, you know, did that come with a proposed
24 scope or rates or, you know --

25 **MR. COLLINS:** Well, I have one. I can't speak

Page 13

1 specifically about it because of e-session items, but we
 2 have a proposal. So -- the agreement is going to have to
 3 be negotiated, so if you want today, you could do two
 4 things. You could hire Phil as the -- and his firm as the
 5 project manager, and then you could decide whether you
 6 wanted to accept his recommendation for GLHN as the design
 7 professional for the meeting rooms.
 8 **CHAIRMAN MCCUSKER:** Subject to the economics?
 9 **MR. COLLINS:** Subject to working out the terms
 10 of the deal.
 11 **CHAIRMAN MCCUSKER:** Any questions for
 12 Mr. Collins or Mr. Swaim?
 13 **MR. IRVIN:** Phil, what's your timing relative
 14 to keeping this mentally on schedule with what we've
 15 talked with you about? I mean, how much time do we have
 16 to analyze GLHN?
 17 And I guess my other question might be who else
 18 have we considered for that scope of work. I mean, I
 19 appreciate we've got you involved because of your
 20 expertise and understanding, but I also want to ensure
 21 that we have an opportunity for other architects, if
 22 they're qualified, to be able to participate in this
 23 project, so talk me through that.
 24 **MR. SWAIM:** The timeframe on the convention
 25 center work itself, we're -- our goal is to be able to

Page 14

1 have that basic work done by the end of 2020, so that's
 2 spending the next 6 to \$7 million in about a year and
 3 three months or so, a year and four months, so there's a
 4 lot of design work to be done. And just to be able to get
 5 that scheduled around existing events and things at the
 6 TCC will take every bit of that time, so we're eager to
 7 try and get them started.
 8 A couple things to help clarify. One is that
 9 what we've been doing is anticipating utilizing design
 10 firms that are on the city open end contracts, so you have
 11 the ability to be able to direct select those without
 12 doing a full-blown RFP process. Through the budgeting
 13 that we've done to date, we've ensured that -- we've
 14 anticipated what fees would be associated with which
 15 division of work and GLHN's fees fall well within that
 16 number to date, so we're comfortable from the financial
 17 standpoint.
 18 What we're anticipating moving forward is
 19 other -- certainly at least two other firms to be able to
 20 come in and join on the work. Logan Simpson is a
 21 landscape architecture and also historic preservation firm
 22 that we would -- that we've been talking to about the
 23 possibility of leading the effort on the Eckbo Plaza
 24 restoration and landscape work, so that work would want to
 25 believe able to start fairly soon because we want to get

Page 15

1 the upper plaza done also along Church Avenue within that
 2 same year and four month timeframe. And then we're
 3 looking -- we're anticipating at least one, if not two,
 4 other firms to be involved with the music hall and Leo
 5 Rich renovation as well.
 6 So that's kind of the plan. And we certainly
 7 have -- we'd be able to be able to talk with you about
 8 that in some detail ahead of time. If you'd like to
 9 actually interview these firms, I think they would welcome
 10 that opportunity.
 11 **MR. IRVIN:** In your mind, are there any firms
 12 that are not on that call list that we are -- we want to
 13 talk to but can't because of that strategy?
 14 **MR. SWAIM:** I don't think so at this point. I
 15 mean, there are some other great in firms in town, but I
 16 think the top firms are on the city on-call list, so we
 17 feel like we're pretty confident that we've got some
 18 options there to be able to pull from, and they currently
 19 have the workload and experience and that sort of thing to
 20 be able to do what we need to do.
 21 **MR. IRVIN:** You didn't touch on the symphony
 22 lot parking garage. What are you thinking -- who kind of
 23 comes to mind with that with you right now?
 24 **MR. SWAIM:** There's a firm that's celebrating
 25 their 50th anniversary this year, Swaim Associates, that I

Page 16

1 think has done some preliminary work, and so we'd like to
 2 be able to proceed with that one.
 3 **MR. IRVIN:** Okay.
 4 **MR. SWAIM:** But otherwise, we're excited about
 5 bringing on at least three other firms to be able to team
 6 with and help spread the effort that allows us to focus on
 7 managing the overall project.
 8 **MR. IRVIN:** Has there been any opportunity or
 9 any further reach out to Garrett Eckbo's former partner?
 10 Any discussions with that?
 11 **MR. SWAIM:** My understanding -- and actually
 12 Michael Becherer probably knows a little bit more than
 13 that, but my understanding is that that gentleman actually
 14 worked -- he was not around when Garrett Eckbo was around,
 15 and so it's not as strong a connection as we had hoped.
 16 We originally had anticipated inviting him out this
 17 October during Modernism Week and it didn't seem that that
 18 was going to be the priority to be able to somehow utilize
 19 him as part of that process.
 20 **MR. IRVIN:** His engagement in that project was
 21 not to the extent that we thought it was initially?
 22 **MR. SWAIM:** That's my understanding. That's
 23 correct.
 24 **CHAIRMAN MCCUSKER:** It seems like we should get
 25 you hired first, if that's our intention, then I'd like

Page 17

1 talk to talk some more about GLHN, so I would entertain a
2 motion on using Swaim as our project manager.
3 **MR. IRVIN:** I'd like to make a motion that we
4 engage Swaim as our project manager and authorize the
5 executive officers and counsel to put that in writing and
6 sign such documents after they've been accepted.
7 **MR. MARQUEZ:** Second.
8 **CHAIRMAN MCCUSKER:** Any further discussion,
9 conversation?
10 Brandi, call the --
11 **MR. MARQUEZ:** I have a question.
12 **CHAIRMAN MCCUSKER:** Mr. Marquez.
13 **MR. MARQUEZ:** Yes. So Swaim is going to be the
14 project manager for the TCC, but Swaim is going to be
15 doing the architectural work for the parking garage and
16 the symphony lot, so basically project managing yourself?
17 **CHAIRMAN MCCUSKER:** Phil?
18 **MR. SWAIM:** Phil Swaim, Swaim Associates
19 Architects again.
20 Yes, that is the case. And actually architects
21 typically in our contracts, we are the owner's agent, and
22 so we actually play that project management role in a
23 typical effort in what we do anyway, so we don't see that
24 necessarily being a conflict. It's just we have both
25 levels of responsibility there. So I think just -- which

Page 18

1 allows us to provide the continuity between the different
2 projects, so --
3 **CHAIRMAN MCCUSKER:** In all fairness,
4 Mr. Marquez, I don't think we've approved that yet, so I
5 think as any recommendation you would make, that would
6 eventually come to -- to us with a proposal or
7 recommendation and the economics.
8 So we have a motion and a second. Any other
9 questions?
10 (No oral response)
11 **CHAIRMAN MCCUSKER:** Brandi, call the roll.
12 **MS. HAGA-BLACKMAN:** Edmund Marquez.
13 **MR. MARQUEZ:** Aye.
14 **MS. HAGA-BLACKMAN:** Jannie Cox.
15 **MS. COX:** Aye.
16 **MS. HAGA-BLACKMAN:** Chris Sheafe.
17 **MR. SHEAFE:** Aye.
18 **MS. HAGA-BLACKMAN:** Mark Irvin.
19 **MR. IRVIN:** Aye.
20 **MS. HAGA-BLACKMAN:** Fletcher McCusker.
21 **CHAIRMAN MCCUSKER:** Aye.
22 Phil, thank you for all your work over the
23 years and continued success.
24 So let me finish the GLHN conversation. Did
25 you have -- do you have the budget? Do you know the

Page 19

1 economics? Is it a capped rate? Is it an hourly rate?
2 Mr. Collins, am I in my agenda still?
3 **MR. COLLINS:** You're still in your agenda, Mr.
4 Chairman.
5 **CHAIRMAN MCCUSKER:** All right.
6 **MR. SWAIM:** It is a -- it's a fixed fee based
7 upon the scope that we've been working with the city and
8 SMG and you on for the last three or four years, so the --
9 what they've done -- we've -- we've walked through the
10 site with them.
11 They have -- they have detailed proposals
12 within themselves analyzing from an hourly standpoint, but
13 also, based upon what Michael and I had done in estimating
14 where those fees should land based upon the construction
15 cost, they are well within that. It actually gives us
16 some contingency.
17 They include in there a proposal -- some
18 allowances for structural engineering as we're replacing
19 all the air walls. They have some allowances in there as
20 well for AV and IT consultants. We're not sure if we need
21 to utilize those as we implement the wi-fi and digital
22 sign system. I think you're aware we're still working
23 with the city to determine what's the best way to
24 implement that. But even with those allowances in place,
25 they're within the project budget, the allowance for fees.

Page 20

1 And that's really our plan, is to be able to
2 track each one of these projects and ensure that we keep
3 each one of these line items within the tracks of what's
4 been budgeted.
5 **CHAIRMAN MCCUSKER:** And what is that number?
6 **MR. SWAIM:** The -- the total that we had
7 budgeted was about 486,000. Their basic service is about
8 446,000. They've got about another 45,000 in -- in
9 allowances that could be utilized if necessary.
10 **CHAIRMAN MCCUSKER:** I think where I'm going
11 with this is now that you're official project manager and
12 can make such a recommendation, I believe we're properly
13 agendized, but if you wanted to recommend them as the
14 architect and recommend that fee, we could approve it
15 today if we so chose.
16 Mr. Collins?
17 **MR. COLLINS:** I concur, Mr. Chairman.
18 **CHAIRMAN MCCUSKER:** Your first official act.
19 **MR. SWAIM:** I would like to recommend that we
20 hire GLHN Architects and Engineers based upon their
21 September 16, 2019, proposal to move forward as being the
22 architect of record for the design work for the exhibition
23 halls, ballrooms and meeting rooms at the TCC.
24 **MS. COX:** So moved.
25 **MR. MARQUEZ:** Second.

Page 21

1 **CHAIRMAN MCCUSKER:** Any other conversation or
 2 questions?
 3 (No oral response)
 4 **CHAIRMAN MCCUSKER:** Brandi --
 5 **MR. SHEAFE:** Do you want authorize the
 6 executive officers to sign anything that's needed to be
 7 signed?
 8 **CHAIRMAN MCCUSKER:** Jannie would have to amend
 9 her motion.
 10 **MS. COX:** Yeah, that's fine; that then to
 11 authorize the executive officers to review and sign the
 12 documents.
 13 **MR. MARQUEZ:** Second.
 14 **CHAIRMAN MCCUSKER:** Okay. So we have a motion
 15 and a second to hire and allow the executive officers to
 16 finalize the negotiations with GLHN.
 17 Brandi, call the roll.
 18 **MS. HAGA-BLACKMAN:** Edmund Marquez.
 19 **MR. MARQUEZ:** Aye.
 20 **MS. HAGA-BLACKMAN:** Jannie Cox.
 21 **MS. COX:** Aye.
 22 **MS. HAGA-BLACKMAN:** Chris Sheafe.
 23 **MR. SHEAFE:** Aye.
 24 **MS. HAGA-BLACKMAN:** Mark Irvin.
 25 **MR. IRVIN:** Aye.

Page 22

1 **MS. HAGA-BLACKMAN:** Fletcher McCusker.
 2 **CHAIRMAN McCUSKER:** Aye.
 3 We've been on duty for 10 minutes and spent
 4 \$440,000.
 5 I think that concludes item number eight,
 6 Mr. Collins, yes?
 7 **MR. COLLINS:** Yes, Mr. Chairman.
 8 **CHAIRMAN MCCUSKER:** All right. I'll move on to
 9 item number nine.
 10 Sorry about the slow reveal here, but I think
 11 Michael -- is Michael Becherer here? We're going to give
 12 you an update on all things Sunshine Mile and kind of talk
 13 about where we are in the process, the timing of where we
 14 are with the city and the RTA, and then we have the great
 15 opportunity today to entertain a proposal from Rocco's to
 16 be the first anchor tenant in our new Sunshine Mile
 17 project.
 18 So, Michael, do you want to give us the status?
 19 **MR. BECHERER:** Michael Becherer with Swaim
 20 Associates.
 21 So, as you know, there's several pieces to the
 22 Sunshine Mile project that are ongoing simultaneously.
 23 The first one I'll talk about is the urban overlay
 24 district. So rather than creating three separate planned
 25 area developments for each of the three blocks that the

Page 23

1 district is acquiring, we have made the decision to do an
 2 overlay district for the full two miles of the Sunshine
 3 Mile in order to spur economic redevelopment for the
 4 entire two miles, which ultimately the full two miles is
 5 in the district, which will generate additional tax
 6 revenue.
 7 Where we are in that process, we had a pretty
 8 intense summer of doing public outreach. Project for
 9 Public Spaces came into town twice. We had three to four
 10 days of public meetings and workshops, got a lot of great
 11 information. Basically everybody is in support of us
 12 doing something, and now we are in the process of writing
 13 out what that something is.
 14 So we're working with Lazarus Silvyn and the
 15 banks. They are currently drafting the first -- or
 16 writing the first draft of the overlay. And we anticipate
 17 having that to our team next week to really fine tune it
 18 and then be able to submit that draft to PDS and start
 19 working with them on revisions in October. So that is
 20 moving forward. Our intent is still to try to have the
 21 overlay to mayor and council and approved probably
 22 sometime second quarter of next year, is the intent right
 23 now.
 24 More specifically with the three blocks,
 25 probably the most activity we've seen is on the Bungalow

Page 24

1 block, so the district is acquiring the seven houses and
 2 we are in the process of moving those. The construction
 3 fence has gone up. There have been demolition activities
 4 on site because we needed to remove all of the accessory
 5 structures and landscaping from behind the buildings.
 6 The first week of October, the building mover
 7 will be on site and begin moving those buildings to the
 8 back of each lot. And that will get them out of the way
 9 of the road as the widening project progresses later this
 10 year. So that's currently on schedule and on budget.
 11 We have one GMP left to get from the
 12 contractor, which would be the cost to build the
 13 foundations and set the buildings back down. But so far,
 14 the costs have been tracking with the estimates that I had
 15 given to the district earlier this year.
 16 As far as the -- the Friedman block and the
 17 Solot block, we are working with Brandi and with the
 18 district to try to clean up some of those buildings.
 19 They've kind of taken a beating lately. We've had some
 20 complaints from neighbors about homeless -- having some
 21 people living behind the buildings and some copper theft,
 22 so we have a proposal from Kittle Construction to go
 23 through, take off some of the low awnings off the back of
 24 the buildings to prevent people from getting on the roofs
 25 and then cleaning up the storefronts, doing some painting

1 and repair work because they are looking pretty bad. I
2 mean, really, if they're going to be sitting there for a
3 little while, we should probably invest a little money and
4 make sure they look as good as they can.

5 **CHAIRMAN MCCUSKER:** How much is that proposal?

6 **MR. BECHERER:** That's \$54,000.

7 **CHAIRMAN MCCUSKER:** That's something we need to
8 do today.

9 Go ahead.

10 **MR. BECHERER:** And then the other thing I want
11 to make sure that the district knows about is there's a
12 couple of public outreach events coming up. So one of my
13 other roles in the committee is I'm the president elect of
14 the American Institute of Architects chapter, the local
15 chapter. We typically do a tour every year whether a home
16 tour or some type of architecture tour, so this year we
17 are doing an inside the Sunshine Mile tour. So between
18 the Friedman block and the Solot block, we're going to
19 open up about 25 to 30 of the storefronts on October 5th,
20 the afternoon of October 5th, from 2:00 to 5:00.

21 We've got a team from our board working on
22 that. That includes Elaine Becherer, Alice Templeton and
23 Jim Webstick (ph). We've also been coordinating with the
24 Tucson Preservation Foundation. They have their Modernism
25 Week following that tour, so we've been cross-promoting

1 inside and out. And the Friedman-Jobusch architecture
2 firm designed about 60 percent of the buildings in that
3 area and a lot of other buildings around town, so they're
4 a significant firm that Bob Swaim and I think Phil Swaim
5 went through their office as well, so it's a pretty
6 significant firm, so really start to highlight the
7 history, make sure people understand why this is important
8 and why the district feels we need to save these
9 buildings.

10 As part of that, the Tucson Preservation
11 Foundation will be having a presence there. They have
12 a -- we're doing a HABS drawing competition with them, so
13 we have people submitting drawings where they're
14 documenting historic buildings. They'll all be submitted
15 to the Library of Congress as a permanent record of
16 mid-century architecture in Tucson and we'll choose one
17 winner and award them a prize.

18 So those are the two main events that we have
19 going on.

20 **CHAIRMAN MCCUSKER:** Mr. Irvin.

21 **MR. IRVIN:** So first thank you, Michael.

22 Probably my only concern in your comments is
23 the monies that would be spent on the Donut Hole block --
24 excuse me, on the building there. You know, we're getting
25 ready to go no tenants in that building and I just -- you

1 their events with our events to try to really generate a
2 lot of interest.

3 And to date, you know, there's a lot of
4 excitement about people being able to see kind of what
5 those buildings are and the condition they're in and
6 understand the idea for the future of it, so what we're
7 going to do is put some displays in all of the storefronts
8 to talk about the architects. There's five architects
9 that we know of from the mid-century, so we'll have
10 information on them.

11 We'll have some information on the overlay
12 district itself to talk about what Rio Nuevo is doing,
13 talk about the future of the Sunshine Mile and really
14 promote what's happening and start to generate a lot more
15 excitement about what we're doing and what this is going
16 to be in the future.

17 One of the reasons I really felt like we needed
18 to do this tour is during the public outreach that we did
19 this summer, oftentimes I would have people come up and
20 say, you know, we just need to tear all that junk down.
21 And I think if you get people to slow down and really look
22 at those buildings, there's -- some of those buildings are
23 intact from the '60s.

24 The Friedman-Jobusch office is in the middle of
25 the Friedman block and it is basically a time capsule

1 know, all the buildings up and down the Broadway corridor
2 that we're responsible for are in a state of
3 redevelopment, obviously, and they all look horrible and
4 they're not going to look any better until we rehab them.
5 I'm just concerned about us spending \$50,000 on a building
6 that we're not going to be doing anything with. I'm just
7 wondering if it's our best use of money given that it's
8 going to be dark for a while.

9 **MR. BECHERER:** Sure. So the \$54,000 is for the
10 entire two blocks, which is about 45 buildings. The Donut
11 Hole building itself, just because of the scale of it,
12 we're doing very little work on that building. There's
13 one panel that signage used to be on that we're going to
14 patch and just paint that one panel, so really --

15 **MR. IRVIN:** I didn't understand that was across
16 the whole block.

17 **MR. BECHERER:** The full block.

18 **MR. IRVIN:** I'm good. Thanks.

19 **CHAIRMAN MCCUSKER:** We would need to take some
20 action specifically to approve that proposal. We'll do
21 that here in a minute.

22 Any questions for Mike?

23 (No oral response).

24 **CHAIRMAN MCCUSKER:** Okay. Walk us back through
25 the proposal specifically so we get a motion to approve.

Page 29

1 **MR. BECHERER:** So the proposal is -- it's from
2 Kittle Construction. It's \$54,133. This includes the
3 removal of the existing signs, fences, sheds and carports,
4 cleaning up all the kind of junk that's accumulated on the
5 buildings, it's patch and repair and caulking of the
6 fronts of the buildings only, so we're not panning all the
7 way around. We're just getting the streetscape of the
8 buildings --
9 **CHAIRMAN MCCUSKER:** And that's the Friedman
10 block, what we call the Donut Hole block, and the Solot
11 block?
12 **MR. BECHERER:** Yes, sir.
13 **MR. IRVIN:** I'd like to make a motion we move
14 forward with that after having gone through these
15 buildings in the past before we even got this far. And
16 looking at the transients and some of the drug use and
17 some of the things there, it's money well spent.
18 **CHAIRMAN MCCUSKER:** All right. I have a motion
19 to approve. I'll need second, please.
20 **MS. COX:** Second.
21 **CHAIRMAN MCCUSKER:** Motion and a second. Any
22 other conversation?
23 (No oral response)
24 **CHAIRMAN MCCUSKER:** Brandi, call the roll.
25 **MS. HAGA-BLACKMAN:** Edmund Marquez.

Page 30

1 **MR. MARQUEZ:** Aye.
2 **MS. HAGA-BLACKMAN:** Jannie Cox.
3 **MS. COX:** Aye.
4 **MS. HAGA-BLACKMAN:** Chris Sheafe.
5 **MR. SHEAFE:** Aye.
6 **MS. HAGA-BLACKMAN:** Mark Irvin.
7 **MR. IRVIN:** Aye.
8 **MS. HAGA-BLACKMAN:** Fletcher McCusker.
9 **CHAIRMAN MCCUSKER:** Aye.
10 **MS. COX:** Mr. Chairman, I would just like to
11 say to Michael I think this is really great to activate
12 some of that -- those properties now, bring attention to
13 the properties. And I fully support -- I think \$54,000,
14 although Edmund doesn't agree, is really a great price to
15 just give them a little bit of a facelift and maybe with
16 this activity in September -- or beginning of October and
17 mid-October that maybe some others will be enticed to --
18 to have activities during this construction time, too.
19 And I think it's a really good move in terms of
20 Rocco's. If we're going to bring Rocco's into that
21 building to the far east, then I think the whole thing
22 ties together and I think makes a lot of sense. Thank
23 you.
24 **MR. BECHERER:** Absolutely. There's a lot of
25 things happening simultaneously that I think creates this

Page 31

1 energy.
2 **CHAIRMAN MCCUSKER:** Talk a little about the
3 roadway timing. Do you know kind of when it's going to
4 start? It's been delayed now I understand.
5 **MR. BECHERER:** It's been delayed some. The
6 work you see going on right now is utility relocation, so
7 TEP is moving the poles on the south side of the road.
8 Once they move the poles, they'll bring the linemen
9 through to move the wires. My understanding is that
10 pushes things out far enough where TDOT is considering
11 waiting until after the first of the year to really start
12 the construction on the roadway just so they don't impact
13 Broadway during the holiday season as much. So that helps
14 us with the bungalows. It really aligns all the schedules
15 so we will have the bungalows out of the way in time.
16 **MR. MARQUEZ:** Mr. Chairman.
17 **CHAIRMAN MCCUSKER:** Mr. Marquez.
18 **MR. MARQUEZ:** With the effort here locally for
19 Tucson being more attractive at incubating companies and,
20 you know, obviously we're trying to keep the students from
21 leaving the U of A once they graduate, I love the idea of
22 pop-up businesses throughout the Friedman and Solot block.
23 I'd love to see us work more on that.
24 **MR. BECHERER:** And we can. It's going to be a
25 little challenging until the overlay is finished. What

Page 32

1 tends to happen without the overlay is, if you have --
2 basically you have to meet the parking requirements under
3 the Unified Development Code and a lot of those buildings
4 won't be able to.
5 The other issue people have is a change of use,
6 so if one of those buildings used to be, you know, a
7 commercial nail salon and somebody wants to put a
8 restaurant in the there, again, the parking requirements
9 are so much higher, they probably can't meet that until we
10 get the overlay in place. And that will help us solve all
11 of those issues so we can make a change of use much easier
12 and take advantage of shared parking opportunities and
13 other things.
14 **MR. SHEAFE:** You know, wherever you go in a
15 walking environment, the only way that you can support a
16 lot of retail is have residential walkable to the region,
17 and that has been -- that lesson's been proven over and
18 over and over again.
19 Now, in the overlay zone, are you emphasizing
20 enough height that you're able to pair up a very large
21 addition of residential which can then access the nodes of
22 retail that is really going to be supported in the main by
23 people who can walk to it and be part of it?
24 **MR. BECHERER:** Absolutely. We've been looking
25 at off of Broadway, basically the properties that are

Page 33

1 maybe one property line back that are in anything other
 2 than an R zone, a residential zone, and looking at those
 3 for opportunities to create higher density residential
 4 areas.
 5 So, for instance, the area sort of south and
 6 east of Safeway is an I-1 zone, which while it allows
 7 height, it does not allow any residential use in an I
 8 zone, so with the overlay, we can change that to allow
 9 residential use in the I zone and be able to provide
 10 opportunity for higher density residential.
 11 There's also some opportunities on Park Avenue
 12 both north and south of Broadway as well where we think we
 13 can create some incentive for higher residential uses,
 14 higher density residential uses.
 15 But you're actually right. Enough residential
 16 density, that's what we really need to support these
 17 businesses and overcome some of the challenges we've been
 18 seeing.
 19 **CHAIRMAN MCCUSKER:** And, again, when do we
 20 think we'll physically move the bungalows?
 21 **MR. BECHERER:** They will start moving the first
 22 one the first week of October.
 23 **CHAIRMAN MCCUSKER:** And we're going to put up a
 24 web cam so when they disintegrate, we'll --
 25 **MR. BECHERER:** It will all be on camera.

Page 34

1 This is a very simple -- we've talked about
 2 this. This is a very simple move. We're simply moving
 3 the buildings straight back and then bringing it back
 4 forward instead and set it down on the foundation, so --
 5 **CHAIRMAN MCCUSKER:** And you're not worried?
 6 **MR. BECHERER:** I'm not worried based on -- so
 7 it's funny. Everyone tells the story about the house that
 8 got dropped on Campbell, the Joeslers they were moving.
 9 The company we hired was the company that was hired to
 10 move the second Joesler that was successfully moved, so --
 11 **CHAIRMAN MCCUSKER:** Okay.
 12 **MR. BECHERER:** -- I have some confidence we'll
 13 be okay.
 14 **CHAIRMAN MCCUSKER:** Michael, thanks.
 15 **MR. BECHERER:** Thank you.
 16 **CHAIRMAN MCCUSKER:** Rocco, come on up.
 17 Let me give you a little background about this.
 18 Shortly after we announce the Sunshine Mile project, we
 19 were approached by Rocco, who, of course, runs an iconic
 20 pizza restaurant on Broadway already, so he's already on
 21 the Sunshine Mile. He's spent a lot of time, energy, his
 22 own money to really look at these vacated properties with
 23 the idea that he would like to expand his restaurant and
 24 venue, and we're now going to hear a proposal specifically
 25 to do that.

Page 35

1 As Jannie mentioned, this could be our first
 2 opportunity to put in a very well known, popular ironic --
 3 it's not an underutilized word when it describes your
 4 venue, but we're really excited to talk to you, and walk
 5 us through your ideas.
 6 **MR. DIGRAZIA:** Yeah. I've been on the Sunshine
 7 Mile since 1998.
 8 **CHAIRMAN MCCUSKER:** So you have to start with
 9 your name.
 10 **MR. DIGRAZIA:** Okay. Sorry.
 11 **CHAIRMAN MCCUSKER:** And then you go.
 12 **MR. DIGRAZIA:** Rocky DiGrazia. I'm the
 13 proprietor of Rocco's Little Chicago Pizzeria at 2707 East
 14 Broadway. It used to be an old Winchell's Donut House
 15 built in about 1965. And when we moved in, it didn't have
 16 any heat, had woefully inadequate air-conditioning and
 17 swap coolers. We've slowly improved all that. We stayed
 18 open, you know, second rate equipment falling apart and we
 19 started winning awards right away. And we've built our
 20 business over the years. I've employed probably hundreds
 21 of people since then.
 22 Right now we have 33 people working for us.
 23 I've employed everybody from ex-cons to at least one
 24 lawyer. And yeah, we -- out of 120 odd pizzerias in
 25 Tucson, we're consistently ranked in one of the three best

Page 36

1 in Tucson for almost 20 years now. We even won best in
 2 Tucson in Tucson Lifestyle a couple years ago.
 3 So we've been slowly growing and kind of
 4 outgrowing our spot consistently until 20 -- what was it,
 5 2014 we went viral because we had a sign opposing SB 1062,
 6 and since then, we've kind of had international fame.
 7 We've been pretty much knocking the doors down trying to
 8 get in business.
 9 We were on Diners, Drive-ins and Dives, the
 10 food network show, as of last year. Now we're on
 11 syndication, so every time that airs, we've got lines out
 12 the door. Our regulars, they just don't come anymore.
 13 You know, nobody goes there anymore. It's too hot.
 14 So we've been shopping around. I shopped
 15 around with Bob Davis for a new spot for about two years
 16 now and we -- we heard that Sunshine Mile's probably going
 17 to be redeveloped by Rio Nuevo, specifically some of the
 18 remnant properties that people are moving out of at Solot
 19 Plaza and points west. And we started looking around and
 20 Solot Plaza is, I think, a great fit for us, and
 21 specifically the old Bruce's Lock Shop, which is on the
 22 east side of it. It's about a 6,030 square foot spot,
 23 which is about just over three times bigger than our
 24 current 1,400.
 25 **CHAIRMAN MCCUSKER:** And only two doors down

Page 37

1 from you really.

2 **MR. DIGRAZIA:** Yeah, two doors down. But yeah,

3 we wanted to stay in the neighborhood. It could hardly be

4 less good for us to do this and we're excited to -- to

5 anchor this new plaza that's being redeveloped by Rio

6 Nuevo.

7 It looks fantastic. I heard there was going to

8 be a nod to the old mid-century modern facades. That

9 sounds great, works well with our kind of blue color

10 working man's pizzeria vibe and I like the area. It's

11 been our bread and butter for 20 years, and we want to

12 stay in the area and we think we can grow with and help

13 this area grow.

14 **CHAIRMAN MCCUSKER:** Go ahead.

15 **MS. HAGA-BLACKMAN:** Do you want me to go back

16 one or -- what do you want?

17 **MR. DIGRAZIA:** I'm supposed to be telling her

18 what to do.

19 Okay. What are we looking at here.

20 So I've developed a floor plan with Wayne Swan,

21 and we have a -- can we get to the proposed restaurant?

22 Yeah, there we go.

23 This is our supposed new spot. If you look on

24 the lower right-hand corner, that's kind of an overflow

25 area for events and stuff, which we can't do. I can't --

Page 38

1 I can't sit more than six or seven people together right

2 now, and so I can't even do a birthday party hardly, you

3 know, so we are very interested. It has a kitchen over

4 twice as big as our kitchen. There's a bar area in the

5 upper left-hand side that's -- it will be able to be closed

6 off from the rest of the dining area, so we can stay

7 another hour or two late with just a neighborhood bar,

8 which the neighborhood really doesn't have at this time.

9 And also I'm big enough to do some catering,

10 which I can do, and, you know, weddings, funerals,

11 whatever you need. There's the demand. I just can't

12 fulfill it. I get food delivery six days a week, and by

13 the end of the day, it's gone. I've got to get another

14 truck in there, so I was looking forward to getting

15 something this size implemented and I know I can fill it

16 with customers.

17 **CHAIRMAN MCCUSKER:** Do you want to introduce

18 Wayne while he's --

19 **MR. DIGRAZIA:** Yeah, let's get Wayne Swan up

20 here. He's been behind me the whole time.

21 **MR. SWAN:** Thank you, Rocco.

22 Yeah, this is an exciting project for all of

23 us.

24 **CHAIRMAN MCCUSKER:** Name and firm.

25 **THE WITNESS:** Yeah. Wayne Swan, Intertech

Page 39

1 Architectural Interiors.

2 We've been working with Rocco well over a year,

3 actually even probably a year and a half, trying to put

4 together a concept. I actually saw him on Diners,

5 Drive-ins and Dives and we just had a great time working

6 with this.

7 If you can flip through some of the --

8 conceptually we're trying to put together kind of a

9 Chicago look to the -- to the interior there and a fairly

10 straightforward pizzeria, blue collar situation.

11 And Rocco's performance as a pizza place -- if

12 you try to go in there on Fridays, it's just unbelievable,

13 but he -- he's done a terrific job and I think we're

14 really excited about working on this project together with

15 him.

16 Basically the -- the overall project scope and

17 budget, the interiors, we actually -- when we talk about

18 generic shell upgrades, so shell upgrades are dealing with

19 the interior improvements that are related to the shell.

20 We don't have any exterior shell money in this. It's

21 basically tenant improvements. But we've developed the

22 project to a point where it's roughly a little over half a

23 million dollars strong to do the -- the interior tenant

24 development.

25 The generic -- excuse me. The generic shell

Page 40

1 upgrades refer to roof, ceiling and some utility delivery

2 to achieve the -- achieve our restaurant. We are -- you

3 know, we understand there's going to be an overlay, which

4 will provide for parking issues, and it is a walkable --

5 it will be a walkable block for many of the patrons.

6 That's about all I have at this point.

7 **CHAIRMAN MCCUSKER:** Rocco, thanks.

8 Any questions for Wayne?

9 (No oral response).

10 **CHAIRMAN MCCUSKER:** Thank you.

11 **MR. SWAN:** Thank you.

12 **CHAIRMAN MCCUSKER:** We'll see where Rocco wants

13 to go with -- do you want to touch on -- certainly you

14 want to talk about your budget. I think we've got enough

15 detail on the upgrades, so talk about -- Rocco, talk about

16 the impact it has to your revenue.

17 Brandi, go to the revenue slide.

18 There's a lot of detail that we have, the

19 public has, on Wayne's work on the space, but let's just

20 talk about what -- you know, it basically triples your

21 space, right, so Rocco --

22 **MR. DIGRAZIA:** Right. It's going to over

23 triple our spot right now.

24 **CHAIRMAN MCCUSKER:** And the first line is the

25 actual revenue for the most recent year.

1 **MR. DIGRAZIA:** We're doing almost \$2 million
2 out of 1,440 square feet.
3 **CHAIRMAN MCCUSKER:** That's unbelievable.
4 **MR. DIGRAZIA:** That's all right.
5 **CHAIRMAN MCCUSKER:** Yeah, that's unbelievable.
6 You've set a high bar for all our other restaurant
7 patrons. And you believe you can triple that in two or
8 three years out?
9 **MR. DIGRAZIA:** I think we -- you know, let's
10 hope it can happen, but I think eventually yes, not a
11 problem, yeah.
12 **CHAIRMAN MCCUSKER:** So what we've talked to
13 Rocco about is kind of our traditional GPLET, so we would
14 consider investing a half a million bucks in the
15 renovation. We would enter into a government lease with
16 Rocco. He would have some option to buy the property down
17 the road. We haven't really talked specifically about
18 lease rates or terms. We wanted to basically get the
19 board's temperature taken on this project.
20 This would be the first project in the Sunshine
21 Mile, so it is precedent setting. I think the numbers
22 speak for themselves, so I'm very bullish on this project.
23 I'd like to find some way to move forward with Rocco on
24 Solot Plaza.
25 **MR. IRVIN:** Rocco, what's your current rent

1 structure where you are now? What are you guys paying on
2 a foot basis?
3 **MR. DIGRAZIA:** I'm paying, I think, 2,600 bucks
4 a month month to month, so I can move tomorrow if I want
5 to.
6 **MR. IRVIN:** Any other costs you're responsible
7 for --
8 **MR. DIGRAZIA:** I'm responsible for every other
9 cost, so right now I --
10 **MR. IRVIN:** It's a triple net structure.
11 **MR. DIGRAZIA:** Yeah. I'm taking care of
12 everything now.
13 **CHAIRMAN MCCUSKER:** Mr. Marquez.
14 **MR. MARQUEZ:** In regard to the cash flow,
15 what's your concern timing-wise strategically with the
16 widening of Broadway and your business, just traffic flow?
17 **MR. DIGRAZIA:** That's a good question. You
18 know, right now we're at about peak business, so I'm fully
19 cognizant that we're going to probably lose probably 20,
20 30 percent of our business at our current location as the
21 road widening commences and the cones go up.
22 The reason I've built my business to this point
23 is so that I can survive something like that. You know,
24 we don't have to staff as hard as we can to be able to pay
25 our bills. That's not as big a deal as it might be for

1 some other places. But -- and I'm perfectly willing to
2 weather the storm if we can get to something down the
3 road. And I want to stay in the area despite the
4 drawbacks that the construction's going to -- to incur.
5 **CHAIRMAN MCCUSKER:** You might be able to answer
6 this, Swaim might be able to help us, but if we get you in
7 there right away, is this a six-month project, is this a
8 nine-month? Kind of how long do you think the renovations
9 would take?
10 **MR. SWAN:** I think it's a solid six-month
11 project. It might be as much as seven -- six to seven
12 months. The situation is getting some of the
13 infrastructure in place and also, you know, getting our
14 permits in place as well. We -- we are a change of use
15 situation, too, so we're going to be working with the city
16 to get that driven in, too.
17 **MR. IRVIN:** That will all be taken care of with
18 the overlay.
19 **MR. SWAN:** You know, the work -- the work is
20 pretty extensive, ceilings, air-conditioning, utilities,
21 gas service --
22 **CHAIRMAN MCCUSKER:** Kitchen.
23 **MR. SWAN:** -- so there's quite a bit.
24 **CHAIRMAN MCCUSKER:** Kitchen.
25 **MR. SWAN:** And kitchen. The kitchen, we've got

1 a kitchen consultant. He's done a pretty nice job.
2 Rocco's worked with -- the kitchen was great and we
3 actually -- you know, if we had the kitchen today, he
4 could be able to really produce.
5 **MR. DIGRAZIA:** Right. Absolutely.
6 **CHAIRMAN MCCUSKER:** Mr. Irvin.
7 **MR. IRVIN:** So, Rocco, I just want to say
8 thanks for being patient because I know we've been talking
9 with you for quite some time and we've just not been in a
10 position to do anything, so it's nice that we're finally
11 getting our arms around this and have a team in place that
12 can sit down and kind of work through this. I've worked
13 with Wayne for longer than either one of us want to admit.
14 I know you're in good hands there and we know we're just
15 looking forward to seeing this thing kind of come to
16 fruition. And I think that's a real great use for kicking
17 off that project.
18 **MR. DIGRAZIA:** I'm excited to stay near my
19 current location. I know one of the death knells or at
20 least setbacks to a lot of businesses is moving too far
21 from their original spot, and this pretty much avoids
22 that -- that conundrum altogether while giving you
23 something that you want on that block and getting us the
24 space that we need, so it's an exciting possibility.
25 **MR. IRVIN:** So one other question I might have

Page 45

1 to you is, you know, you heard Michael Becherer talk about
 2 some of the timing and that, you know, we're going to have
 3 this overlay zone and all that stuff to the city for
 4 approval sometime in the second quarter which will address
 5 Wayne's concerns and others' relative to use and zoning
 6 and what have you. You know, we still kind of have -- not
 7 that we can't move towards, you know, wrapping up a lot of
 8 stuff with you, but you do realize that we are somewhat
 9 handicapped by some of the city approvals and what have
 10 you. You'd have them if you were standing alone even more
 11 so, but I think there's probably going to be some delays
 12 that we'll push through, but we're not going to have a lot
 13 of control over some of this stuff.

14 **MR. DIGRAZIA:** Right. If we're in there a year
 15 from now, I'd be completely ecstatic, so that's great.
 16 And I know there's not even a parking lot for us to pull a
 17 truck into right now at that spot, so I know there's
 18 extensive work that needs to be done.

19 **MR. IRVIN:** Speaking only for myself, I'm
 20 always tickled to have somebody that's ready to step up
 21 and I'm looking forward to helping figure this thing out,
 22 so thank you.

23 **MR. DIGRAZIA:** Cool. Maybe we'll have 100
 24 employees. We'll see.

25 **CHAIRMAN MCCUSKER:** Any other questions for

Page 46

1 Rocco?

2 I think the plan would be -- you know,
 3 hopefully the board would authorize us to pursue and
 4 finalize an agreement. You know, maybe you'll let the
 5 executive officers do that.

6 We would have to bring it back to the board,
 7 right, Mr. Collins?

8 **MR. COLLINS:** Correct, Mr. Chairman. You ought
 9 to make that as a motion I would think.

10 **CHAIRMAN MCCUSKER:** All right. Let me stop the
 11 jibbering first.

12 Mr. Marquez.

13 **MR. MARQUEZ:** I'd like to make a motion to
 14 authorize the executive to wrap up this deal with Rocco.

15 **MS. COX:** Second.

16 **CHAIRMAN MCCUSKER:** Works for me.
 17 Any other --
 18 Mr. Collins, do you like that motion?

19 **MR. COLLINS:** Yes, Mr. Chairman, based on --
 20 based on putting it in context, I follow.

21 **CHAIRMAN MCCUSKER:** Brandi, let's call the
 22 roll.

23 **MS. HAGA-BLACKMAN:** Edmund Marquez.
 24 **MR. MARQUEZ:** Aye.
 25 **MS. HAGA-BLACKMAN:** Jannie Cox.

Page 47

1 **MS. COX:** Aye.
 2 **MS. HAGA-BLACKMAN:** Chris Sheafe.
 3 **MR. SHEAFE:** Aye.
 4 **MS. HAGA-BLACKMAN:** Mark Irvin.
 5 **MR. IRVIN:** Aye.
 6 **MS. HAGA-BLACKMAN:** Fletcher McCusker.
 7 **CHAIRMAN MCCUSKER:** Aye, a resounding --
 8 Rocco, we're really excited. And, Wayne, thank
 9 you very much. I think the -- this kind of local
 10 restaurant stepping up embracing this, you know, I think
 11 there are going to be 10 more right behind them.

12 **MR. IRVIN:** I think it also just sends a great
 13 message that somebody is doing so well on the Broadway
 14 corridor that they're willing to hang on and give people a
 15 chance to get these projects done.

16 Rocco, I think when there's projects done,
 17 you're going to be really ecstatic with what his team puts
 18 together for you, so --

19 **CHAIRMAN MCCUSKER:** Item number 10, A Mountain
 20 landfill, this is a reaction on our part to a city
 21 proposal. The city's launched an effort to create an
 22 historical zone in some portions of the west side, namely
 23 around the city-owned property west and south of
 24 Caterpillar. They've asked us to consider throwing the
 25 north end of the Rio Nuevo property that we own in and

Page 48

1 around the A Mountain landfill into that historical
 2 designation. That would include Mission Lane, the
 3 Carrillo house, the county's already agreed to include the
 4 Mission Garden into that, so this is a specific request of
 5 the city manager and city staff for us to consider
 6 allowing some portion of our properties to be designated
 7 as historical.

8 Mr. Irvin.

9 **MR. IRVIN:** So, you know what, on the west
 10 side, there's more than just a parcel or two. There's
 11 actually quite a bit of land over there and I'm not
 12 opposed -- in fact, I actually think it kind of could
 13 start maybe a discussion between the district and the city
 14 and other stakeholders on what do we do with the land
 15 that's on the west side. I'm not real big on just doing a
 16 one-off and, you know, let's throw this in or throw that
 17 in. I'd like for us to consider supporting this but in
 18 the context of a larger discussion about a master plan on
 19 the west side which would include the former landfill. I
 20 think once we understand what we might be able to do
 21 there, you know, the thought of allocating some funds or
 22 finding a way to get some funds whether they're ours,
 23 whether they're the city's, whether they're Brownfield
 24 monies, et cetera, I think makes a lot of sense. And
 25 obviously it's not something that we can do until we know

Page 49

1 what we can do over there, so I support if, but I'd do it
 2 in a bigger context, Mr. Chairman, and that would be let's
 3 take a whole look at this entire site and have a big
 4 discussion rather than just a one-off.
 5 **CHAIRMAN MCCUSKER:** You could make that a
 6 motion if you want.
 7 **MR. IRVIN:** Well, I will make that a motion.
 8 I'd like to make a motion that we support this subject to
 9 this being a comprehensive look at the entire site with a
 10 thought to create a planned area development addressing
 11 what we can and cannot do on the west side.
 12 **MR. MARQUEZ:** Second.
 13 **CHAIRMAN MCCUSKER:** Any other conversation,
 14 discussion?
 15 I know we've been stymied over there. I do
 16 agree this may bring some focus, particularly with the new
 17 mayor, and some interest to really do something on the
 18 west side. I think most people assume we have a
 19 predisposition for commercial, but we really have a
 20 predisposition for doing something important. Maybe this
 21 will help launch the west side, so I agree.
 22 Brandi, let's call the roll.
 23 **MS. HAGA-BLACKMAN:** Edmund Marquez.
 24 **MR. MARQUEZ:** Aye.
 25 **MS. HAGA-BLACKMAN:** Jannie Cox.

Page 50

1 **MS. COX:** Aye.
 2 **MS. HAGA-BLACKMAN:** Chris Sheafe.
 3 **MR. SHEAFE:** Aye.
 4 **MS. HAGA-BLACKMAN:** Mark Irvin.
 5 **MR. IRVIN:** Aye.
 6 **MS. HAGA-BLACKMAN:** Fletcher McCusker.
 7 **CHAIRMAN MCCUSKER:** Aye. So that's enormous as
 8 my son would say.
 9 The Volvo site, a quick update for people that
 10 are tracking the area in and around the Welcome Diner. I
 11 think everyone knows that Sloan McFarland won the
 12 competitive process from the city of Tucson to develop
 13 that entire block. They are moving ahead with their
 14 planned area development. I believe they present that to
 15 the city this month or early next month. And if that is
 16 approved by zoning and the mayor and council, it triggers
 17 the incentive offer that we offered to them over a year
 18 ago, so we would need to be prepared to close on that.
 19 Mr. Collins, \$2.6 million?
 20 **MR. COLLINS:** I think it's --
 21 **CHAIRMAN MCCUSKER:** I think it's on Dan's
 22 schedule.
 23 **MR. SHEAFE:** What do we have in there, Dan?
 24 **MR. DIGRAZIA:** 2.1.
 25 **CHAIRMAN MCCUSKER:** 2.1 --

Page 51

1 **MR. COLLINS:** It's, 2.1, yes.
 2 **CHAIRMAN MCCUSKER:** \$2.1 million. We would
 3 need to authorize Dan to be prepared to fund that if
 4 indeed Sloan's proposals are approved by zoning and M and
 5 C.
 6 **MR. SHEAFE:** We already approved --
 7 **MR. COLLINS:** Agreed.
 8 **MR. SHEAFE:** -- this, so I don't know that we
 9 need --
 10 **CHAIRMAN MCCUSKER:** Well, the only thing that's
 11 different about this is we will not be able to launch the
 12 GPLET with just the PAD. It's vague enough that it
 13 doesn't specifically identify what's going to happen
 14 there, so we are obliged to fund, but the other pieces
 15 that we wanted in place, Mr. Collins, correct me if I'm
 16 wrong, will not be available to us for probably a few
 17 months down the road.
 18 **MR. COLLINS:** At least a few months, so we will
 19 have to modify the agreement that you've already approved
 20 in accordance with what we discussed in e-session, so I
 21 would suggest that you authorize or direct me to make the
 22 modifications necessary in the current documents to allow
 23 Sloan to complete the purchase and we have a bridge
 24 situation until more detail of the development is
 25 developed.

Page 52

1 **MR. IRVIN:** Then I'm assuming with that motion
 2 that one of us would adopt -- and maybe it's going to be
 3 me, that would also include some language that would
 4 authorize the executive officers to sign.
 5 **MR. COLLINS:** I think that would be a great
 6 addition to that motion.
 7 **MR. IRVIN:** That would be my motion.
 8 **CHAIRMAN MCCUSKER:** Everybody tracking that?
 9 Is that an official motion?
 10 **MR. MARQUEZ:** Second.
 11 **MR. IRVIN:** Official.
 12 **CHAIRMAN MCCUSKER:** That's an official motion.
 13 We have a second. Any other conversation? The
 14 motion is to authorize Dan and counsel to close on the
 15 Sloan McFarland, et al., incentive, \$2.1 million, with
 16 some amendments to the agreement that provide we back into
 17 the GPLET later.
 18 Brandi, call the roll.
 19 **MS. HAGA-BLACKMAN:** Edmund Marquez.
 20 **MR. MARQUEZ:** Aye.
 21 **MS. HAGA-BLACKMAN:** Jannie Cox.
 22 **MS. COX:** Aye.
 23 **MS. HAGA-BLACKMAN:** Chris Sheafe.
 24 **MR. SHEAFE:** Aye.
 25 **MS. HAGA-BLACKMAN:** Mark Irvin.

1 **MR. IRVIN:** Aye.
2 **MS. HAGA-BLACKMAN:** Fletcher McCusker.
3 **CHAIRMAN McCUSKER:** Aye.
4 We are on a roll. Thank you very much.
5 That's all I have on the agenda. We've set
6 time aside for a call to the audience.
7 Brandi, any cards?
8 **MS. HAGA-BLACKMAN:** (No oral response).
9 **CHAIRMAN MCCUSKER:** I'll entertain a motion to
10 adjourn.
11 **MR. IRVIN:** So moved.
12 **MS. COX:** Second.
13 **CHAIRMAN MCCUSKER:** All in favor say aye.
14 (Motion made, seconded and passed unanimously)
15 **CHAIRMAN MCCUSKER:** We will see you in October.
16 (3:56 p.m.)
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	23:1;24:1	ahead (4) 15:8;25:9;37:14; 50:13	14:14;16:16	22:20
\$	across (1) 28:15	air (1) 19:19	anticipating (3) 14:9,18;15:3	assume (1) 49:18
\$1,800 (1) 7:4	act (1) 20:18	air-conditioning (2) 35:16;43:20	anymore (2) 36:12,13	assuming (2) 12:12;52:1
\$1.5 (1) 5:4	action (1) 28:20	airs (1) 36:11	anyways (1) 8:1	attention (1) 30:12
\$2 (1) 41:1	activate (1) 30:11	al (1) 52:15	apart (1) 35:18	attractive (1) 31:19
\$2.1 (2) 51:2;52:15	Activation (1) 5:3	Alice (1) 25:22	application (1) 5:6	audience (1) 53:6
\$2.2 (1) 7:5	activities (2) 24:3;30:18	aligns (1) 31:14	appreciate (2) 12:22;13:19	audit (2) 8:3,8
\$2.6 (1) 50:19	activity (3) 9:13;23:25;30:16	Allegiance (1) 3:6	approached (1) 34:19	August (2) 3:22;5:25
\$440,000 (1) 22:4	actual (1) 40:25	allocating (1) 48:21	approval (3) 10:21;12:10;45:4	authorize (10) 9:4;17:4;21:5,11; 46:3,14;51:3,21;52:4, 14
\$50,000 (1) 28:5	actually (16) 9:20;11:6,8;15:9; 16:11,13;17:20,22; 19:15;33:15;39:3,4,17; 44:3;48:11,12	allow (5) 9:19;21:15;33:7,8; 51:22	approvals (1) 45:9	authorized (1) 8:25
\$54,000 (3) 25:6;28:9;30:13	addition (2) 32:21;52:6	allowance (1) 19:25	approve (8) 3:23;5:3;12:6,17; 20:14;28:20,25;29:19	AV (1) 19:20
\$54,133 (1) 29:2	additional (1) 23:5	allowances (4) 19:18,19,24;20:9	approved (8) 4:3;12:23;18:4; 23:21;50:16;51:4,6,19	available (1) 51:16
\$7 (1) 14:2	address (1) 45:4	allowing (1) 48:6	architect (2) 20:14,22	Avenue (2) 15:1;33:11
\$70 (1) 6:18	addressing (1) 49:10	allows (3) 16:6;18:1;33:6	Architects (10) 10:9,25;12:7;13:21; 17:19,20;20:20;25:14; 26:8,8	avoids (1) 44:21
\$8.2 (1) 5:25	adjoin (1) 53:10	almost (2) 36:1;41:1	architectural (5) 9:20;11:5,9;17:15; 39:1	award (1) 27:17
A	Administrator (1) 2:10	alone (1) 45:10	architecture (4) 14:21;25:16;27:1,16	awards (1) 35:19
ability (1) 14:11	admit (1) 44:13	along (2) 5:6;15:1	area (13) 22:25;27:3;33:5; 37:10,12,13,25;38:4,6; 43:3;49:10;50:10,14	aware (1) 19:22
able (35) 10:17;11:11,12,12, 17,18,21,22,24;13:22, 25;14:4,11,19,25;15:7, 7,18,20;16:2,5,18;20:1; 23:18;26:4;32:4,20; 33:9;38:5;42:24;43:5, 6;44:4;48:20;51:11	adopt (1) 52:2	although (1) 30:14	areas (1) 33:4	away (3) 7:18;35:19;43:7
above (1) 6:24	advantage (1) 32:12	altogether (1) 44:22	arena (1) 11:4	awnings (1) 24:23
Absolutely (3) 30:24;32:24;44:5	afternoon (3) 8:17;10:8;25:20	always (1) 45:20	Arizona (3) 2:17;7:13,24	aye (35) 4:1,9,19;9:8;18:13, 15,17,19,21;21:19,21, 23,25;22:2;30:1,3,5,7, 9;46:24;47:1,3,5,7; 49:24;50:1,3,5,7;52:20, 22,24;53:1,3,13
accept (1) 13:6	again (5) 9:19;17:19;32:8,18; 33:19	amend (1) 21:8	arms (1) 44:11	B
accepted (1) 17:6	agenda (4) 4:24;19:2,3;53:5	amendments (1) 52:16	around (15) 4:22;7:7;11:6;14:5; 16:14,14;27:3;29:7; 36:14,15,19;44:11; 47:23;48:1;50:10	back (14) 4:11;6:21,24;7:7; 24:8,13,23;28:24;33:1; 34:3,3;37:15;46:6; 52:16
access (1) 32:21	agendized (1) 20:13	American (1) 25:14	aside (3) 4:5;6:11;53:6	background (1) 34:17
accessory (1) 24:4	agent (1) 17:21	analyze (1) 13:16	asset (1) 7:19	backs (1) 6:10
accordance (1) 51:20	ago (5) 6:22;7:18;9:16;36:2; 50:18	analyzing (1) 19:12	assignment (1) 12:22	bad (1) 25:1
account (1) 6:19	agree (3) 30:14;49:16,21	anchor (2) 22:16;37:5	associated (1) 14:14	ballroom (2) 11:2,14
accumulated (1) 29:4	agreed (2) 48:3;51:7	animal (1) 10:15	Associates (4) 10:9;15:25;17:18;	ballrooms (1)
achieve (2) 40:2,2	agreement (4) 13:2;46:4;51:19; 52:16	anniversary (1) 15:25		
acquiring (2)	agreements (1) 12:17	announce (1) 34:18		
		anticipate (1) 23:16		
		anticipated (2)		

<p>20:23 Bank (3) 6:18,19;9:15 banks (1) 23:15 bar (3) 38:4,7;41:6 Based (8) 8:24;19:6,13,14; 20:20;34:6;46:19,20 basic (2) 14:1;20:7 basically (9) 17:16;23:11;26:25; 32:2,25;39:16,21; 40:20;41:18 basis (1) 42:2 beating (1) 24:19 Becherer (21) 16:12;22:11,19,19; 25:6,10,22;28:9,17; 29:1,12;30:24;31:5,24; 32:24;33:21,25;34:6, 12,15;45:1 begin (1) 24:7 beginning (2) 12:19;30:16 behind (4) 24:5,21;38:20;47:11 Belaboo (1) 7:18 below (1) 7:10 benefits (1) 10:14 best (4) 19:23;28:7;35:25; 36:1 better (1) 28:4 bid (1) 9:20 big (6) 7:11;38:4,9;42:25; 48:15;49:3 bigger (2) 36:23;49:2 bills (1) 42:25 birthday (1) 38:2 bit (6) 9:12;14:6;16:12; 30:15;43:23;48:11 block (17) 11:8;24:1,16,17; 25:18,18;26:25;27:23; 28:16,17;29:10,10,11; 31:22;40:5;44:23; 50:13</p>	<p>blocks (3) 22:25;23:24;28:10 blue (2) 37:9;39:10 BOARD (9) 2:1,9,14;9:2;10:3; 11:24;25:21;46:3,6 board's (1) 41:19 Bob (2) 27:4;36:15 bones (3) 10:13,15,15 both (4) 6:8;11:9;17:24; 33:12 bottom (1) 6:4 box (1) 7:11 Brandi (14) 2:10;3:7;7:23;17:10; 18:11;21:4,17;24:17; 29:24;40:17;46:21; 49:22;52:18;53:7 bread (1) 37:11 bridge (1) 51:23 bring (5) 30:12,20;31:8;46:6; 49:16 bringing (3) 6:2;16:5;34:3 Broadway (9) 8:23;28:1;31:13; 32:25;33:12;34:20; 35:14;42:16;47:13 broken (1) 6:7 Brownfield (1) 48:23 Bruce's (1) 36:21 bucks (2) 41:14;42:3 buddy (1) 10:2 budget (7) 7:4,10;18:25;19:25; 24:10;39:17;40:14 budgeted (3) 5:4;20:4,7 budgeting (1) 14:12 build (1) 24:12 building (7) 24:6;27:24,25;28:5, 11,12;30:21 buildings (22) 24:5,7,13,18,21,24; 26:5,22,22;27:2,3,9,14;</p>	<p>28:1,10;29:5,6,8,15; 32:3,6;34:3 built (3) 35:15,19;42:22 bullish (1) 41:22 Bungalow (1) 23:25 bungalows (3) 31:14,15;33:20 business (6) 35:20;36:8;42:16,18, 20,22 businesses (3) 31:22;33:17;44:20 busy (1) 4:24 butter (1) 37:11 buy (1) 41:16</p>	<p>6:1,25;42:14 catering (1) 38:9 Caterpillar (1) 47:24 caulking (1) 29:5 ceiling (1) 40:1 ceilings (1) 43:20 celebrating (1) 15:24 Center (4) 2:16;5:19;11:16; 13:25 certainly (4) 10:10;14:19;15:6; 40:13 Certified (1) 2:18 cetera (1) 48:24 CFO (1) 5:24 Chair (1) 2:2 CHAIRMAN (109) 3:1,7,18,21;4:1,3,9, 11,14,17,19,21;5:18; 6:14,23;7:2;8:14,18,20, 22;9:7,10;10:3;12:2,5, 9,21;13:8,11;16:24; 17:8,12,17;18:3,11,21; 19:4,5;20:5,10,17,18; 21:1,4,8,14;22:2,7,8; 25:5,7;27:20;28:19,24; 29:9,18,21,24;30:9,10; 31:2,16,17;33:19,23; 34:5,11,14,16;35:8,11; 36:25;37:14;38:17,24; 40:7,10,12,24;41:3,5, 12;42:13;43:5,22,24; 44:6;45:25;46:8,10,16, 19,21;47:7,19;49:2,5, 13;50:7,21,25;51:2,10; 52:8,12;53:3,9,13,15 challenges (1) 33:17 challenging (1) 31:25 chance (1) 47:15 change (5) 3:23;32:5,11;33:8; 43:14 chapter (2) 25:14,15 check (1) 10:15 checks (2) 7:6;8:17 Chicago (2)</p>	<p>35:13;39:9 choose (1) 27:16 chose (1) 20:15 Chris (8) 2:3;3:13;18:16; 21:22;30:4;47:2;50:2; 52:23 Church (1) 15:1 City (17) 2:17;7:17;8:15; 14:10;15:16;19:7,23; 22:14;43:15;45:3,9; 47:20;48:5,5,13;50:12, 15 city-owned (1) 47:23 city's (2) 47:21;48:23 clarify (1) 14:8 clean (2) 8:11;24:18 cleaning (2) 24:25;29:4 close (2) 50:18;52:14 closed (2) 9:15;38:5 CM (2) 5:20;9:17 Code (1) 32:3 cognizant (1) 42:19 collar (1) 39:10 collected (1) 7:12 collecting (1) 7:21 collection (1) 7:9 collectively (1) 5:11 Collins (31) 2:9;5:15,17;9:10,24; 10:1,4;12:2,4,8,12,25; 13:9,12;19:2,3;20:16, 17;22:6,7;46:7,8,18,19; 50:19,20;51:1,7,15,18; 52:5 color (1) 37:9 comfortable (1) 14:16 coming (1) 25:12 commences (1) 42:21 commencing (1)</p>
C				
<p>call (12) 3:1,7;15:12;17:10; 18:11;21:17;29:10,24; 46:21;49:22;52:18; 53:6 cam (1) 33:24 came (1) 23:9 camera (1) 33:25 Campbell (1) 34:8 campus (1) 6:6 can (33) 5:7,12;6:3;8:11; 9:13;10:21;11:18; 12:16;20:12;25:4; 31:24;32:11,15,21,23; 33:8,13;37:12,21;38:6, 10,15;39:7;41:7,10; 42:4,23,24;43:2;44:12; 48:25;49:1,11 capped (1) 19:1 capsule (1) 26:25 cards (1) 53:7 care (2) 42:11;43:17 carports (1) 29:3 Carrillo (1) 48:3 case (1) 17:20 cash (3)</p>	<p>call (12) 3:1,7;15:12;17:10; 18:11;21:17;29:10,24; 46:21;49:22;52:18; 53:6 cam (1) 33:24 came (1) 23:9 camera (1) 33:25 Campbell (1) 34:8 campus (1) 6:6 can (33) 5:7,12;6:3;8:11; 9:13;10:21;11:18; 12:16;20:12;25:4; 31:24;32:11,15,21,23; 33:8,13;37:12,21;38:6, 10,15;39:7;41:7,10; 42:4,23,24;43:2;44:12; 48:25;49:1,11 capped (1) 19:1 capsule (1) 26:25 cards (1) 53:7 care (2) 42:11;43:17 carports (1) 29:3 Carrillo (1) 48:3 case (1) 17:20 cash (3)</p>			

2:19 comments (2) 4:23;27:22 commercial (2) 32:7;49:19 commitments (1) 6:4 committee (1) 25:13 Community (1) 2:16 companies (1) 31:19 company (2) 34:9,9 Compass (1) 6:18 compete (1) 11:15 competition (1) 27:12 competitive (1) 50:12 complaints (1) 24:20 complete (1) 51:23 completely (1) 45:15 comprehensive (1) 49:9 concept (1) 39:4 conceptually (1) 39:8 concern (2) 27:22;42:15 concerned (1) 28:5 concerns (1) 45:5 concludes (1) 22:5 concur (1) 20:17 condition (1) 26:5 cones (1) 42:21 confidence (1) 34:12 confident (1) 15:17 conflict (1) 17:24 Congress (3) 5:3,6;27:15 connection (1) 16:15 consider (5) 10:7;41:14;47:24; 48:5,17 considered (1)	13:18 considering (1) 31:10 consistently (2) 35:25;36:4 construction (6) 19:14;24:2,22;29:2; 30:18;31:12 construction's (1) 43:4 consultant (1) 44:1 consultants (1) 19:20 contact (1) 7:17 contacts (1) 7:25 context (3) 46:20;48:18;49:2 contingency (1) 19:16 continued (1) 18:23 continuity (1) 18:1 contractor (3) 5:13;11:23;24:12 contracts (2) 14:10;17:21 control (1) 45:13 conundrum (1) 44:22 Convention (3) 5:19;11:16;13:24 conversation (6) 17:9;18:24;21:1; 29:22;49:13;52:13 Cool (1) 45:23 coolers (1) 35:17 coordinating (1) 25:23 copper (1) 24:21 corner (1) 37:24 correction (1) 3:23 correspondence (1) 8:25 corridor (2) 28:1;47:14 cost (3) 19:15;24:12;42:9 costs (2) 24:14;42:6 council (2) 23:21;50:16 Counsel (4) 2:9;9:4;17:5;52:14	county's (1) 48:3 couple (7) 4:23;5:1;6:7;7:18; 14:8;25:12;36:2 course (1) 34:19 Cox (22) 2:5;3:5,11,12;18:14, 15:20;24:21;10,20,21; 29:20;30:2,3,10;46:15, 25:47:1;49:25;50:1; 52:21,22;53:12 create (4) 33:3,13;47:21;49:10 creates (1) 30:25 creating (1) 22:24 critical (1) 11:22 cross-promoting (1) 25:25 current (5) 36:24;41:25;42:20; 44:19;51:22 currently (3) 15:18;23:15;24:10 customers (1) 38:16	45:11 delivery (2) 38:12;40:1 demand (1) 38:11 demolition (1) 24:3 density (4) 33:3,10,14,16 describes (1) 35:3 design (6) 9:20;11:23;13:6; 14:4,9;20:22 designated (1) 48:6 designation (1) 48:2 designed (1) 27:2 despite (1) 43:3 detail (4) 15:8;40:15,18;51:24 detailed (1) 19:11 determine (1) 19:23 develop (1) 50:12 developed (3) 37:20;39:21;51:25 developers (1) 5:5 Development (5) 32:3;39:24;49:10; 50:14;51:24 developments (1) 22:25 different (2) 18:1;51:11 digital (1) 19:21 DIGRAZIA (20) 35:6,10,12,12;37:2, 17;38:19;40:22;41:1,4, 9;42:3,8,11,17;44:5,18; 45:14,23;50:24 Diner (1) 50:10 Diners (2) 36:9;39:4 dining (1) 38:6 direct (4) 5:1;12:17;14:11; 51:21 Directors (1) 2:15 disclosed (1) 8:10 discussed (2) 10:6;51:20	discussion (5) 17:8;48:13,18;49:4, 14 discussions (1) 16:10 disintegrate (1) 33:24 displays (1) 26:7 District (12) 2:16;22:24;23:1,2,5; 24:1,15,18;25:11; 26:12;27:8;48:13 Dives (2) 36:9;39:5 division (2) 11:5;14:15 documenting (1) 27:14 documents (3) 17:6;21:12;51:22 dog (1) 10:15 dollar (2) 7:4;10:18 dollars (2) 10:19;39:23 done (14) 8:5;11:12;14:1,4,13; 15:1;16:1;19:9,13; 39:13;44:1;45:18; 47:15,16 Donut (4) 27:23;28:10;29:10; 35:14 door (1) 36:12 doors (3) 36:7,25;37:2 Doubletree (1) 9:14 down (13) 7:1;24:13;26:20,21; 28:1;34:4;36:7,25; 37:2;41:16;43:2;44:12; 51:17 draft (2) 23:16,18 drafting (1) 23:15 drawbacks (1) 43:4 drawing (1) 27:12 drawings (1) 27:13 Drive-ins (2) 36:9;39:5 driven (1) 43:16 dropped (1) 34:8 drug (1)
		D		
		Dan (7) 5:23,24;6:14;8:18; 50:23;51:3;52:14 Dan's (1) 50:21 dark (1) 28:8 date (3) 14:13,16;26:3 Davis (1) 36:15 day (2) 2:19;38:13 days (3) 7:15;23:10;38:12 deadline (1) 5:15 deal (3) 13:10;42:25;46:14 dealing (1) 39:18 death (1) 44:19 decide (1) 13:5 decision (1) 23:1 delayed (2) 31:4,5 delays (1)		

29:16 Dunn (1) 8:25 during (4) 16:17;26:18;30:18; 31:13 duty (1) 22:3	end (5) 11:19;14:1,10;38:13; 47:25 energy (2) 31:1;34:21 engage (1) 17:4 engagement (1) 16:20 engineering (3) 11:3,10;19:18 Engineers (2) 10:25;20:20 enormous (1) 50:7 enough (6) 31:10;32:20;33:15; 38:9;40:14;51:12 ensure (2) 13:20;20:2 ensured (1) 14:13 enter (1) 41:15 entertain (5) 4:14;9:1;17:1;22:15; 53:9 enthusiasm (1) 10:12 enticed (1) 30:17 entire (6) 5:20;23:4;28:10; 49:3,9;50:13 environment (1) 32:15 equals (1) 6:4 equipment (1) 35:18 e-session (2) 13:1;51:20 estimates (1) 24:14 estimating (1) 19:13 et (2) 48:24;52:15 even (10) 10:12;11:7;12:10; 19:24;29:15;36:1;38:2; 39:3;45:10,16 events (6) 14:5;25:12;26:1,1; 27:18;37:25 eventually (2) 18:6;41:10 everybody (3) 23:11;35:23;52:8 everyone (3) 8:23;34:7;50:11 ex (1) 11:14	excited (8) 10:10,16;16:4;35:4; 37:4;39:14;44:18;47:8 excitement (2) 26:4,15 exciting (2) 38:22;44:24 ex-cons (1) 35:23 excuse (2) 27:24;39:25 excused (1) 3:3 executive (10) 4:5;9:1,5;17:5;21:6, 11,15;46:5,14;52:4 exhibition (2) 11:1;20:22 existing (2) 14:5;29:3 expand (1) 34:23 expect (1) 7:14 expedited (1) 7:8 experience (1) 15:19 expertise (1) 13:20 explain (1) 10:6 express (1) 5:8 extensive (2) 43:20;45:18 extent (1) 16:21 exterior (1) 39:20 eye (1) 7:16	fantastic (1) 37:7 far (7) 7:5;24:13,16;29:15; 30:21;31:10;44:20 favor (5) 4:1,9,19;9:7;53:13 fee (2) 19:6;20:14 feel (1) 15:17 feels (1) 27:8 fees (4) 14:14,15;19:14,25 feet (1) 41:2 felt (1) 26:17 fence (1) 24:3 fences (1) 29:3 few (4) 5:11;9:15;51:16,18 field (1) 8:4 figure (1) 45:21 fill (1) 38:15 final (1) 8:4 finalize (2) 21:16;46:4 finally (1) 44:10 financial (2) 5:23;14:16 find (1) 41:23 finding (1) 48:22 fine (2) 21:10;23:17 finish (1) 18:24 finished (1) 31:25 firm (9) 11:5,9;13:4;14:21; 15:24;27:2,4,6;38:24 firms (9) 9:20;14:10,19;15:4, 9,11,15,16;16:5 first (16) 11:13;16:25;20:18; 22:16,23;23:15,16; 24:6;27:21;31:11; 33:21,22;35:1;40:24; 41:20;46:11 fit (1) 36:20	five (1) 26:8 fixed (2) 7:14;19:6 Fletcher (9) 2:2;3:17;8:5;18:20; 22:1;30:8;47:6;50:6; 53:2 flip (1) 39:7 floor (1) 37:20 flow (2) 42:14,16 focus (2) 16:6;49:16 folks (1) 12:16 follow (2) 5:8;46:20 following (1) 25:25 food (2) 36:10;38:12 foot (2) 36:22;42:2 footnotes (1) 8:8 forensic (1) 10:15 form (1) 5:8 former (2) 16:9;48:19 forward (12) 9:16;10:19;12:6; 14:18;20:21;23:20; 29:14;34:4;38:14; 41:23;44:15;45:21 found (1) 10:13 Foundation (3) 25:24;27:11;34:4 foundations (1) 24:13 four (6) 6:5;10:23;14:3;15:2; 19:8;23:9 Fridays (1) 39:12 Friedman (5) 24:16;25:18;26:25; 29:9;31:22 Friedman-Jobusch (2) 26:24;27:1 friends (1) 5:7 fronts (1) 29:6 fruition (1) 44:16 fulfill (1) 38:12
E				
eager (1) 14:6 earlier (1) 24:15 early (1) 50:15 easier (1) 32:11 East (7) 8:22;9:15;10:9; 30:21;33:6;35:13; 36:22 Eckbo (2) 14:23;16:14 Eckbo's (1) 16:9 economic (1) 23:3 economics (4) 12:22;13:8;18:7; 19:1 ecstatic (2) 45:15;47:17 Edmund (9) 2:6;3:9;18:12;21:18; 29:25;30:14;46:23; 49:23;52:19 efficient (1) 11:12 effort (6) 10:18;14:23;16:6; 17:23;31:18;47:21 eight (1) 22:5 either (1) 44:13 Elaine (1) 25:22 elect (1) 25:13 else (1) 13:17 embracing (1) 47:10 emphasizing (1) 32:19 employed (2) 35:20,23 employees (1) 45:24 encourage (1) 5:7				
		F		
		facades (1) 37:8 facelift (1) 30:15 Facilities (1) 2:15 fact (1) 48:12 fairly (2) 14:25;39:9 fairness (1) 18:3 fall (1) 14:15 falling (1) 35:18 fame (1) 36:6		

<p>full (3) 23:2,4;28:17</p> <p>full-blown (1) 14:12</p> <p>fully (2) 30:13;42:18</p> <p>fund (2) 51:3,14</p> <p>funded (1) 8:15</p> <p>funds (3) 5:6;48:21,22</p> <p>funerals (1) 38:10</p> <p>funny (1) 34:7</p> <p>further (2) 16:9;17:8</p> <p>future (3) 26:6,13,16</p>	<p>government (1) 41:15</p> <p>GPLET (3) 41:13;51:12;52:17</p> <p>graduate (1) 31:21</p> <p>great (13) 15:15;22:14;23:10; 30:11,14;36:20;37:9; 39:5;44:2,16;45:15; 47:12;52:5</p> <p>grow (2) 37:12,13</p> <p>growing (3) 6:3;8:9;36:3</p> <p>guess (2) 8:4;13:17</p> <p>guys (2) 11:8;42:1</p>	<p>32:20;33:7</p> <p>held (1) 2:16</p> <p>help (9) 7:19,25;10:17;14:8; 16:6;32:10;37:12;43:6; 49:21</p> <p>helping (1) 45:21</p> <p>helps (1) 31:13</p> <p>high (1) 41:6</p> <p>higher (5) 32:9;33:3,10,13,14</p> <p>highlight (1) 27:6</p> <p>Hill (1) 3:3</p> <p>hire (5) 5:20;12:12;13:4; 20:20;21:15</p> <p>hired (3) 16:25;34:9,9</p> <p>hiring (1) 12:7</p> <p>historic (2) 14:21;27:14</p> <p>historical (3) 47:22;48:1,7</p> <p>history (1) 27:7</p> <p>Hole (3) 27:23;28:11;29:10</p> <p>holiday (1) 31:13</p> <p>home (1) 25:15</p> <p>homeless (1) 24:20</p> <p>hope (1) 41:10</p> <p>hoped (1) 16:15</p> <p>hopefully (3) 5:11;7:15;46:3</p> <p>hoping (1) 11:21</p> <p>horrible (1) 28:3</p> <p>hot (1) 36:13</p> <p>Hotel (2) 9:14;10:12</p> <p>hotels (1) 11:15</p> <p>hour (3) 2:19;6:22;38:7</p> <p>hourly (2) 19:1,12</p> <p>house (3) 34:7;35:14;48:3</p> <p>houses (1)</p>	<p>24:1</p> <p>hundreds (1) 35:20</p> <p style="text-align: center;">I</p> <p>I-1 (1) 33:6</p> <p>ice (3) 6:8,15;8:14</p> <p>iconic (1) 34:19</p> <p>idea (3) 26:6;31:21;34:23</p> <p>ideas (1) 35:5</p> <p>identify (1) 51:13</p> <p>impact (2) 31:12;40:16</p> <p>implement (2) 19:21,24</p> <p>implemented (1) 38:15</p> <p>important (4) 4:24;5:1;27:7;49:20</p> <p>improved (1) 35:17</p> <p>improvements (2) 39:19,21</p> <p>inadequate (1) 35:16</p> <p>incentive (4) 5:5;33:13;50:17; 52:15</p> <p>include (5) 19:17;48:2,3,19;52:3</p> <p>includes (2) 25:22;29:2</p> <p>incubating (1) 31:19</p> <p>incur (1) 43:4</p> <p>indeed (1) 51:4</p> <p>individually (1) 5:10</p> <p>information (3) 23:11;26:10,11</p> <p>infrastructure (1) 43:13</p> <p>initially (1) 16:21</p> <p>inside (2) 25:17;27:1</p> <p>instance (1) 33:5</p> <p>instead (1) 34:4</p> <p>Institute (1) 25:14</p> <p>instructed (1) 9:4</p>	<p>intact (1) 26:23</p> <p>intense (1) 23:8</p> <p>intent (3) 5:9;23:20,22</p> <p>intention (2) 5:19;16:25</p> <p>interest (3) 5:9;26:2;49:17</p> <p>interested (2) 5:18;38:3</p> <p>interesting (1) 10:12</p> <p>interior (3) 39:9,19,23</p> <p>Interiors (2) 39:1,17</p> <p>internal (1) 7:12</p> <p>international (1) 36:6</p> <p>Intertech (1) 38:25</p> <p>interview (1) 15:9</p> <p>into (9) 4:24;6:24;23:9; 30:20;41:15;45:17; 48:1,4;52:16</p> <p>introduce (1) 38:17</p> <p>invest (1) 25:3</p> <p>investing (1) 41:14</p> <p>inviting (1) 16:16</p> <p>involved (3) 12:10;13:19;15:4</p> <p>involving (2) 8:7,8</p> <p>ironic (1) 35:2</p> <p>Irvin (49) 2:4;3:15,16,19,20, 24;4:7,16;9:3;13:13; 15:11,21;16:3,8,20; 17:3;18:18,19;21:24, 25;27:20,21;28:15,18; 29:13;30:6,7;41:25; 42:6,10;43:17;44:6,7, 25;45:19;47:4,5,12; 48:8,9;49:7;50:4,5; 52:1,7,11,25;53:1,11</p> <p>Irvin's (1) 3:2</p> <p>issue (2) 7:12;32:5</p> <p>issues (2) 32:11;40:4</p> <p>Item (4) 8:22;22:5,9;47:19</p>
G	H			
<p>garage (2) 15:22;17:15</p> <p>garages (1) 6:8</p> <p>Garden (1) 48:4</p> <p>Garrett (2) 16:9,14</p> <p>gas (1) 43:21</p> <p>general (1) 10:6</p> <p>generate (3) 23:5;26:1,14</p> <p>generic (3) 39:18,25,25</p> <p>gentleman (1) 16:13</p> <p>given (2) 24:15;28:7</p> <p>gives (1) 19:15</p> <p>giving (1) 44:22</p> <p>GLHN (10) 10:25;11:2;12:3,19; 13:6,16;17:1;18:24; 20:20;21:16</p> <p>GLHN's (1) 14:15</p> <p>GMP (1) 24:11</p> <p>goal (1) 13:25</p> <p>goes (1) 36:13</p> <p>good (9) 7:25;10:8,17;25:4; 28:18;30:19;37:4; 42:17;44:14</p>	<p>HABS (1) 27:12</p> <p>Haga-Blackman (38) 2:10;3:9,11,13,15, 17;18;12,14,16,18,20; 21:18,20,22,24;22:1; 29:25;30:2,4,6,8; 37:15;46:23,25;47:2,4, 6;49:23,25;50:2,4,6; 52:19,21,23,25;53:2,8</p> <p>half (4) 11:20;39:3,22;41:14</p> <p>hall (1) 15:4</p> <p>halls (3) 11:1,14;20:23</p> <p>handicapped (1) 45:9</p> <p>hands (1) 44:14</p> <p>hang (1) 47:14</p> <p>hanging (1) 4:21</p> <p>happen (3) 32:1;41:10;51:13</p> <p>happening (2) 26:14;30:25</p> <p>hard (1) 42:24</p> <p>hardly (2) 37:3;38:2</p> <p>hear (1) 34:24</p> <p>heard (4) 5:2;36:16;37:7;45:1</p> <p>heat (1) 35:16</p> <p>hefty (1) 8:16</p> <p>height (2)</p>	<p>hired (3) 16:25;34:9,9</p> <p>hiring (1) 12:7</p> <p>historic (2) 14:21;27:14</p> <p>historical (3) 47:22;48:1,7</p> <p>history (1) 27:7</p> <p>Hole (3) 27:23;28:11;29:10</p> <p>holiday (1) 31:13</p> <p>home (1) 25:15</p> <p>homeless (1) 24:20</p> <p>hope (1) 41:10</p> <p>hoped (1) 16:15</p> <p>hopefully (3) 5:11;7:15;46:3</p> <p>hoping (1) 11:21</p> <p>horrible (1) 28:3</p> <p>hot (1) 36:13</p> <p>Hotel (2) 9:14;10:12</p> <p>hotels (1) 11:15</p> <p>hour (3) 2:19;6:22;38:7</p> <p>hourly (2) 19:1,12</p> <p>house (3) 34:7;35:14;48:3</p> <p>houses (1)</p>	<p>intact (1) 26:23</p> <p>intense (1) 23:8</p> <p>intent (3) 5:9;23:20,22</p> <p>intention (2) 5:19;16:25</p> <p>interest (3) 5:9;26:2;49:17</p> <p>interested (2) 5:18;38:3</p> <p>interesting (1) 10:12</p> <p>interior (3) 39:9,19,23</p> <p>Interiors (2) 39:1,17</p> <p>internal (1) 7:12</p> <p>international (1) 36:6</p> <p>Intertech (1) 38:25</p> <p>interview (1) 15:9</p> <p>into (9) 4:24;6:24;23:9; 30:20;41:15;45:17; 48:1,4;52:16</p> <p>introduce (1) 38:17</p> <p>invest (1) 25:3</p> <p>investing (1) 41:14</p> <p>inviting (1) 16:16</p> <p>involved (3) 12:10;13:19;15:4</p> <p>involving (2) 8:7,8</p> <p>ironic (1) 35:2</p> <p>Irvin (49) 2:4;3:15,16,19,20, 24;4:7,16;9:3;13:13; 15:11,21;16:3,8,20; 17:3;18:18,19;21:24, 25;27:20,21;28:15,18; 29:13;30:6,7;41:25; 42:6,10;43:17;44:6,7, 25;45:19;47:4,5,12; 48:8,9;49:7;50:4,5; 52:1,7,11,25;53:1,11</p> <p>Irvin's (1) 3:2</p> <p>issue (2) 7:12;32:5</p> <p>issues (2) 32:11;40:4</p> <p>Item (4) 8:22;22:5,9;47:19</p>	

<p>items (3) 6:7;13:1;20:3</p>	<p>landfill (3) 47:20;48:1,19</p>	<p>31:8</p>	<p>30:22;48:24</p>	<p>25:2</p>
<p>J</p>	<p>landscape (2) 14:21,24</p>	<p>lines (2) 6:5;36:11</p>	<p>man (1) 3:20</p>	<p>mechanical/electrical (1) 11:3</p>
<p>Jannie (11) 2:5;3:4,11;18:14; 21:8,20;30:2;35:1; 46:25;49:25;52:21</p> <p>JE (1) 8:25</p> <p>jibbering (1) 46:11</p> <p>Jim (1) 25:23</p> <p>job (3) 8:6;39:13;44:1</p> <p>Joesler (1) 34:10</p> <p>Joeslers (1) 34:8</p> <p>join (1) 14:20</p> <p>June (1) 7:9</p> <p>junk (2) 26:20;29:4</p>	<p>landscaping (1) 24:5</p> <p>Lane (1) 48:2</p> <p>language (1) 52:3</p> <p>large (2) 5:13;32:20</p> <p>larger (1) 48:18</p> <p>last (4) 6:5,9;19:8;36:10</p> <p>late (1) 38:7</p> <p>lately (1) 24:19</p> <p>later (2) 24:9;52:17</p> <p>launch (4) 5:12,23;49:21;51:11</p> <p>launched (2) 9:14;47:21</p> <p>lawyer (1) 35:24</p> <p>Lazarus (1) 23:14</p> <p>lead (2) 3:4;11:1</p> <p>leading (1) 14:23</p> <p>lease (2) 41:15,18</p> <p>least (6) 14:19;15:3;16:5; 35:23;44:20;51:18</p> <p>leaving (2) 6:9;31:21</p> <p>left (1) 24:11</p> <p>left-hand (1) 38:5</p> <p>Leo (1) 15:4</p> <p>less (2) 8:7;37:4</p> <p>lesson's (1) 32:17</p> <p>letter (2) 8:25;9:4</p> <p>levels (1) 17:25</p> <p>Library (1) 27:15</p> <p>Lifestyle (1) 36:2</p> <p>line (5) 6:10,24;20:3;33:1; 40:24</p> <p>linemen (1)</p>	<p>list (3) 6:3;15:12,16</p> <p>little (12) 8:23;9:12;16:12; 25:3,3;28:12;30:15; 31:2,25;34:17;35:13; 39:22</p> <p>living (1) 24:21</p> <p>loan (2) 6:10;9:15</p> <p>local (2) 25:14;47:9</p> <p>locally (1) 31:18</p> <p>location (2) 42:20;44:19</p> <p>Lock (1) 36:21</p> <p>Logan (1) 14:20</p> <p>logical (1) 11:10</p> <p>long (1) 43:8</p> <p>longer (2) 11:7;44:13</p> <p>look (1) 5:10;25:4;26:21; 28:3,4;34:22;37:23; 39:9;49:3,9</p> <p>looking (10) 15:3;25:1;29:16; 32:24;33:2;36:19; 37:19;38:14;44:15; 45:21</p> <p>looks (1) 37:7</p> <p>lose (1) 42:19</p> <p>lot (24) 5:12;9:15;10:10; 12:16;14:4;15:22; 17:16;23:10;24:8;26:2, 3,14;27:3;30:22,24; 32:3,16;34:21;40:18; 44:20;45:7,12,16; 48:24</p> <p>love (2) 31:21,23</p> <p>low (1) 24:23</p> <p>lower (1) 37:24</p>	<p>manage (2) 10:17,22</p> <p>management (2) 10:20;17:22</p> <p>manager (9) 9:19;12:7,13;13:5; 17:2,4,14;20:11;48:5</p> <p>managing (2) 16:7;17:16</p> <p>man's (1) 37:10</p> <p>many (3) 7:20;8:9;40:5</p> <p>Mark (10) 2:4,9;3:15;10:3; 18:18;21:24;30:6;47:4; 50:4;52:25</p> <p>marketing (1) 11:18</p> <p>Marquez (35) 2:6;3:9,10,25;4:8,18; 9:6;17:7,11,12,13;18:4, 12,13;20:25;21:13,18, 19;29:25;30:1;31:16, 17,18;42:13,14;46:12, 13,23,24;49:12,23,24; 52:10,19,20</p> <p>master (1) 48:18</p> <p>may (2) 5:4;49:16</p> <p>maybe (8) 30:15,17;33:1;45:23; 46:4;48:13;49:20;52:2</p> <p>mayor (3) 23:21;49:17;50:16</p> <p>McCusker (108) 2:2;3:1,7,17,18,21; 4:1,3,9,11,14,17,19,21; 5:18;6:14,23;7:2;8:14, 18,20,22;9:7,10;12:2,5, 9,21;13:8,11;16:24; 17:8,12,17;18:3,11,20, 21;19:5;20:5,10,18; 21:1,4,8,14;22:1,2,8; 25:5,7;27:20;28:19,24; 29:9,18,21,24;30:8,9; 31:2,17;33:19,23;34:5, 11,14,16;35:8,11; 36:25;37:14;38:17,24; 40:7,10,12,24;41:3,5, 12;42:13;43:5,22,24; 44:6;45:25;46:10,16, 21;47:6,7,19;49:5,13; 50:6,7,21,25;51:2,10; 52:8,12;53:2,3,9,13,15</p>	<p>meet (4) 7:23;8:5;32:2,9</p> <p>meeting (7) 2:14;3:2;11:2,14,16; 13:7;20:23</p> <p>meetings (1) 23:10</p> <p>MEMBERS (2) 2:1;10:3</p> <p>mentally (1) 13:14</p> <p>mentioned (2) 10:11;35:1</p> <p>merchants (1) 7:21</p> <p>message (1) 47:13</p> <p>Meyers (7) 5:24,24;6:17;7:1,3; 8:16,21</p> <p>Michael (10) 16:12;19:13;22:11, 11,18,19;27:21;30:11; 34:14;45:1</p> <p>mid-century (3) 26:9;27:16;37:8</p> <p>middle (1) 26:24</p> <p>mid-October (1) 30:17</p> <p>might (8) 10:7;13:17;42:25; 43:5,6,11;44:25;48:20</p> <p>Mike (1) 28:22</p> <p>Mile (10) 22:12,16,22;23:3; 25:17;26:13;34:18,21; 35:7;41:21</p> <p>miles (3) 23:2,4,4</p> <p>Mile's (1) 36:16</p> <p>million (20) 5:4,25;6:1,3,5,9,10, 12,18;7:4,5,9;10:18; 14:2;39:23;41:1,14; 50:19;51:2;52:15</p> <p>million-dollar (1) 5:21</p> <p>mind (2) 15:11,23</p> <p>minute (1) 28:21</p> <p>minutes (3) 3:22;4:12;22:3</p> <p>miss (2) 7:22;8:1</p> <p>Mission (2) 48:2,4</p>
<p>K</p>	<p>keep (3) 9:10;20:2;31:20</p> <p>keeping (2) 7:15;13:14</p> <p>keeps (1) 8:8</p> <p>kicking (1) 44:16</p> <p>Kind (21) 7:2;11:22;15:6,22; 22:12;24:19;26:4;29:4; 31:3;36:3,6;37:9,24; 39:8;41:13;43:8;44:12, 15;45:6;47:9;48:12</p> <p>kitchen (9) 38:3,4;43:22,24,25, 25;44:1,2,3</p> <p>Kittle (2) 24:22;29:2</p> <p>knells (1) 44:19</p> <p>knocking (1) 36:7</p> <p>known (1) 35:2</p> <p>knows (5) 8:23;12:15;16:12; 25:11;50:11</p>	<p>M</p> <p>main (2) 27:18;32:22</p> <p>makes (2)</p>	<p>McFarland (2) 50:11;52:15</p> <p>mean (5) 8:8;13:15,18;15:15;</p>	<p>mid-October (1) 30:17</p> <p>might (8) 10:7;13:17;42:25; 43:5,6,11;44:25;48:20</p> <p>Mike (1) 28:22</p> <p>Mile (10) 22:12,16,22;23:3; 25:17;26:13;34:18,21; 35:7;41:21</p> <p>miles (3) 23:2,4,4</p> <p>Mile's (1) 36:16</p> <p>million (20) 5:4,25;6:1,3,5,9,10, 12,18;7:4,5,9;10:18; 14:2;39:23;41:1,14; 50:19;51:2;52:15</p> <p>million-dollar (1) 5:21</p> <p>mind (2) 15:11,23</p> <p>minute (1) 28:21</p> <p>minutes (3) 3:22;4:12;22:3</p> <p>miss (2) 7:22;8:1</p> <p>Mission (2) 48:2,4</p>
<p>L</p>	<p>land (3) 19:14;48:11,14</p>	<p>M</p>	<p>McFarland (2) 50:11;52:15</p> <p>mean (5) 8:8;13:15,18;15:15;</p>	<p>mid-October (1) 30:17</p> <p>might (8) 10:7;13:17;42:25; 43:5,6,11;44:25;48:20</p> <p>Mike (1) 28:22</p> <p>Mile (10) 22:12,16,22;23:3; 25:17;26:13;34:18,21; 35:7;41:21</p> <p>miles (3) 23:2,4,4</p> <p>Mile's (1) 36:16</p> <p>million (20) 5:4,25;6:1,3,5,9,10, 12,18;7:4,5,9;10:18; 14:2;39:23;41:1,14; 50:19;51:2;52:15</p> <p>million-dollar (1) 5:21</p> <p>mind (2) 15:11,23</p> <p>minute (1) 28:21</p> <p>minutes (3) 3:22;4:12;22:3</p> <p>miss (2) 7:22;8:1</p> <p>Mission (2) 48:2,4</p>

<p>modern (1) 37:8 Modernism (2) 16:17;25:24 modifications (1) 51:22 modify (1) 51:19 money (7) 6:19,21;25:3;28:7; 29:17;34:22;39:20 monies (2) 27:23;48:24 monitors (1) 8:5 month (6) 15:2;42:4,4,4;50:15, 15 months (6) 7:11;14:3,3;43:12; 51:17,18 more (13) 8:7;11:7;16:12;17:1; 23:24;26:14;31:19,23; 38:1;45:10;47:11; 48:10;51:24 morning (1) 10:13 most (3) 23:25;40:25;49:18 motion (33) 3:23;4:2,6,10,15,20; 9:1,3,9;10:7;17:2,3; 18:8;21:9,14;28:25; 29:13,18,21;46:9,13, 18;49:6,7,8;52:1,6,7,9, 12,14;53:9,14 Mountain (2) 47:19;48:1 move (14) 4:24;9:16;20:21; 22:8;29:13;30:19;31:8, 9;33:20;34:2,10;41:23; 42:4;45:7 moved (7) 3:24;4:7,16;20:24; 34:10;35:15;53:11 mover (1) 24:6 moving (11) 14:18;23:20;24:2,7; 31:7;33:21;34:2,8; 36:18;44:20;50:13 much (11) 8:12;13:15;25:5; 31:13;32:9,11;36:7; 43:11;44:21;47:9;53:4 Multipurpose (1) 2:15 music (1) 15:4 myself (1) 45:19</p>	<p style="text-align: center;">N</p> <p>nail (1) 32:7 name (2) 35:9;38:24 namely (1) 47:22 near (1) 44:18 necessarily (1) 17:24 necessary (2) 20:9;51:22 need (17) 3:23;4:6;5:9;12:9; 15:20;19:20;25:7; 26:20;27:8;28:19; 29:19;33:16;38:11; 44:24;50:18;51:3,9 needed (3) 21:6;24:4;26:17 needs (1) 45:18 negotiated (1) 13:3 negotiations (1) 21:16 neighborhood (3) 37:3;38:7,8 neighbors (1) 24:20 net (1) 42:10 network (1) 36:10 new (5) 22:16;36:15;37:5,23; 49:16 next (8) 5:11;7:15;10:22,22; 14:2;23:17,22;50:15 nextdoor (1) 10:14 nice (2) 44:1,10 nine (1) 22:9 nine-month (1) 43:8 nobody (1) 36:13 nod (1) 37:8 nodes (1) 32:21 north (2) 33:12;47:25 note (1) 7:17 Nuevo (7) 2:15;3:19;5:24;</p>	<p>26:12;36:17;37:6; 47:25 number (6) 8:22;14:16;20:5; 22:5,9;47:19 numbers (2) 8:7;41:21</p> <p style="text-align: center;">O</p> <p>obliged (1) 51:14 obviously (5) 9:11,13;28:3;31:20; 48:25 October (9) 11:24;16:17;23:19; 24:6;25:19,20;30:16; 33:22;53:15 odd (1) 35:24 off (6) 11:19;24:23,23; 32:25;38:6;44:17 offer (1) 50:17 offered (1) 50:17 office (2) 26:24;27:5 officers (6) 17:5;21:6,11,15; 46:5;52:4 official (5) 20:11,18;52:9,11,12 oftentimes (1) 26:19 Oklahoma (1) 6:20 old (4) 11:8;35:14;36:21; 37:8 oldest (1) 11:9 on-call (1) 15:16 once (4) 9:19;31:8,21;48:20 one (27) 5:2,20;10:13;12:20, 25;14:8;15:3;16:2; 20:2,3;22:23;24:11; 25:12;26:17;27:16; 28:13,14;32:6;33:1,22; 35:23,25;37:16;44:13, 19,25;52:2 one-off (2) 48:16;49:4 ones (1) 12:17 ongoing (2) 8:3;22:22 only (7)</p>	<p>7:4;27:22;29:6; 32:15;36:25;45:19; 51:10 open (3) 14:10;25:19;35:18 operating (2) 11:15,16 Operations (1) 2:10 opinion (1) 8:11 opportunities (3) 32:12;33:3,11 opportunity (7) 10:17;13:21;15:10; 16:8;22:15;33:10;35:2 opposed (1) 48:12 opposing (1) 36:5 option (1) 41:16 options (1) 15:18 oral (8) 8:19;9:25;18:10; 21:3;28:23;29:23;40:9; 53:8 order (2) 3:2;23:3 organizing (1) 11:25 original (1) 44:21 originally (1) 16:16 others (1) 30:17 others' (1) 45:5 otherwise (1) 16:4 ought (3) 10:5;12:15;46:8 ours (1) 48:22 ourselves (1) 6:15 out (20) 5:14;6:2,7,10;7:6,25; 13:9;16:9,16;23:13; 24:8;27:1;31:10,15; 35:24;36:11,18;41:2,8; 45:21 outdoor (1) 8:14 outgrowing (1) 36:4 outreach (3) 23:8;25:12;26:18 over (18) 5:11;10:22,22;18:22; 32:17,18,18;35:20;</p>	<p>36:23;38:3;39:2,22; 40:22;45:13;48:11; 49:1,15;50:17 overall (2) 16:7;39:16 overcome (1) 33:17 overflow (1) 37:24 opinion (13) 22:23;23:2,16,21; 26:11;31:25;32:1,10, 19;33:8;40:3;43:18; 45:3 own (2) 34:22;47:25 owner's (1) 17:21</p> <p style="text-align: center;">P</p> <p>packages (1) 5:5 PAD (1) 51:12 page (1) 6:4 paint (1) 28:14 painting (1) 24:25 pair (1) 32:20 panel (2) 28:13,14 panning (1) 29:6 parcel (1) 48:10 Park (1) 33:11 parking (10) 6:7;9:14,15;15:22; 17:15;32:2,8,12;40:4; 45:16 part (4) 16:19;27:10;32:23; 47:20 participate (1) 13:22 particular (3) 6:11;8:13;12:15 particularly (1) 49:16 partner (2) 11:11;16:9 party (1) 38:2 passed (6) 4:2,10,20;7:18;9:9; 53:14 past (2) 11:3;29:15</p>
---	--	---	--	--

patch (2) 28:14;29:5	6:8,15	prize (1) 27:17	provide (4) 18:1;33:9;40:4; 52:16	28:14;30:11,14,19; 31:11,14;32:22;33:16; 34:22;35:4;37:1;38:8; 39:14;41:17;44:4;47:8, 17;49:17,19
path (1) 11:22	play (1) 17:22	probably (13) 16:12;23:21,25;25:3; 27:22;32:9;35:20; 36:16;39:3;42:19,19; 45:11;51:16	provided (1) 11:2	reason (1) 42:22
patient (1) 44:8	Plaza (6) 14:23;15:1;36:19,20; 37:5;41:24	problem (2) 12:18;41:11	public (6) 23:8,9,10;25:12; 26:18;40:19	reasons (1) 26:17
patrons (2) 40:5;41:7	please (3) 3:7;4:17;29:19	proceed (2) 9:4;16:2	pull (2) 15:18;45:16	received (1) 9:17
pay (1) 42:24	pleased (1) 10:24	proceeds (1) 6:10	purchase (1) 51:23	recent (2) 8:24;40:25
paying (2) 42:1,3	pledge (2) 3:4,6	process (12) 6:21;7:13;9:17;12:5, 11;14:12;16:19;22:13; 23:7,12;24:2;50:12	pursue (1) 46:3	recently (1) 5:2
PDS (1) 23:18	pm (2) 2:19;53:16	produce (1) 44:4	push (1) 45:12	recess (2) 4:6,13
peak (1) 42:18	point (4) 15:14;39:22;40:6; 42:22	professional (1) 13:7	pushes (1) 31:10	recommend (3) 20:13,14,19
people (16) 24:21,24;26:4,19,21; 27:7,13;32:5,23;35:21, 22;36:18;38:1;47:14; 49:18;50:9	points (1) 36:19	progress (1) 6:8	put (8) 6:20;17:5;26:7;32:7; 33:23;35:2;39:3,8	recommendations (1) 12:14
percent (2) 27:2;42:20	poles (2) 31:7,8	progresses (1) 24:9	puts (1) 47:17	reconvene (1) 4:15
perfectly (1) 43:1	popular (1) 35:2	project (41) 5:14,19,20,21;6:1, 11;8:6,24;9:18,19; 10:18,20,22;12:7,13; 13:5,23;16:7,20;17:2,4, 14,16,22;19:25;20:11; 22:17,22;23:8;24:9; 34:18;38:22;39:14,16, 22;41:19,20,22;43:7, 11;44:17	putting (1) 46:20	record (2) 20:22;27:15
performance (1) 39:11	pop-up (1) 31:22	projects (7) 6:9;8:9;12:15;18:2; 20:2;47:15,16	Q	rectified (1) 7:14
permanent (1) 27:15	portion (1) 48:6	promote (1) 26:14	qualified (1) 13:22	redeveloped (2) 36:17;37:5
permits (1) 43:14	portions (1) 47:22	properly (2) 8:10;20:12	quarter (2) 23:22;45:4	redevelopment (2) 23:3;28:3
ph (2) 7:18;25:23	position (1) 44:10	properties (6) 30:12,13;32:25; 34:22;36:18;48:6	quick (2) 10:14;50:9	refer (1) 40:1
Phil (10) 10:1,5,8;12:18;13:4, 13;17:17,18;18:22; 27:4	possibility (2) 14:23;44:24	property (4) 33:1;41:16;47:23,25	quite (3) 43:23;44:9;48:11	regard (1) 42:14
Phil's (1) 9:23	posted (3) 5:2,21;9:11	proposal (16) 9:18,22;10:21,25; 13:2;18:6;19:17;20:21; 22:15;24:22;25:5; 28:20,25;29:1;34:24; 47:21	quorum (1) 3:2	region (1) 32:16
physically (1) 33:20	precedent (1) 41:21	promote (1) 26:14	R	regulars (1) 36:12
pieces (2) 22:21;51:14	predecession (2) 49:19,20	properties (6) 30:12,13;32:25; 34:22;36:18;48:6	ranked (1) 35:25	rehab (1) 28:4
pizza (2) 34:20;39:11	preliminary (1) 16:1	property (4) 33:1;41:16;47:23,25	rate (3) 19:1,1;35:18	reimbursing (1) 6:15
Pizzeria (3) 35:13;37:10;39:10	prepared (2) 50:18;51:3	proposal (16) 9:18,22;10:21,25; 13:2;18:6;19:17;20:21; 22:15;24:22;25:5; 28:20,25;29:1;34:24; 47:21	rates (2) 12:24;41:18	related (1) 39:19
pizzerias (1) 35:24	presence (1) 27:11	proposal (16) 9:18,22;10:21,25; 13:2;18:6;19:17;20:21; 22:15;24:22;25:5; 28:20,25;29:1;34:24; 47:21	rather (2) 22:24;49:4	relative (2) 13:13;45:5
place (9) 6:21;7:22;19:24; 32:10;39:11;43:13,14; 44:11;51:15	PRESENT (3) 2:1,8;50:14	proposal (16) 9:18,22;10:21,25; 13:2;18:6;19:17;20:21; 22:15;24:22;25:5; 28:20,25;29:1;34:24; 47:21	reach (1) 16:9	relocation (1) 31:6
places (1) 43:1	preservation (3) 14:21;25:24;27:10	proposal (16) 9:18,22;10:21,25; 13:2;18:6;19:17;20:21; 22:15;24:22;25:5; 28:20,25;29:1;34:24; 47:21	reaction (1) 47:20	remember (1) 5:4
Plan (6) 5:4;15:6;20:1;37:20; 46:2;48:18	president (1) 25:13	proposal (16) 9:18,22;10:21,25; 13:2;18:6;19:17;20:21; 22:15;24:22;25:5; 28:20,25;29:1;34:24; 47:21	ready (3) 9:16;27:25;45:20	REMEMBERED (1) 2:14
planned (3) 22:24;49:10;50:14	pretty (12) 4:24;5:8;8:12,16; 15:17;23:7;25:1;27:5; 36:7;43:20;44:1,21	proposal (16) 9:18,22;10:21,25; 13:2;18:6;19:17;20:21; 22:15;24:22;25:5; 28:20,25;29:1;34:24; 47:21	real (2) 44:16;48:15	remnant (1) 36:18
planning (1) 11:25	prevent (1) 24:24	proposal (16) 9:18,22;10:21,25; 13:2;18:6;19:17;20:21; 22:15;24:22;25:5; 28:20,25;29:1;34:24; 47:21	realize (1) 45:8	removal (1) 29:3
plant (2)	price (1) 30:14	proposal (16) 9:18,22;10:21,25; 13:2;18:6;19:17;20:21; 22:15;24:22;25:5; 28:20,25;29:1;34:24; 47:21	really (32) 7:21,25;10:23;11:22, 24;20:1;23:17;25:2; 26:1,13,17,21;27:6;	remove (1) 24:4
	priorities (1) 11:17	proposal (16) 9:18,22;10:21,25; 13:2;18:6;19:17;20:21; 22:15;24:22;25:5; 28:20,25;29:1;34:24; 47:21		renovation (4) 11:1,4;15:5;41:15
	priority (2) 11:13;16:18	proposal (16) 9:18,22;10:21,25; 13:2;18:6;19:17;20:21; 22:15;24:22;25:5; 28:20,25;29:1;34:24; 47:21		

<p>renovations (1) 43:8</p> <p>rent (1) 41:25</p> <p>repair (2) 25:1;29:5</p> <p>replacing (1) 19:18</p> <p>report (2) 5:23;8:8</p> <p>Reporter (1) 2:18</p> <p>request (3) 6:19;9:18;48:4</p> <p>requirements (2) 32:2,8</p> <p>residential (10) 32:16,21;33:2,3,7,9, 10,13,14,15</p> <p>resounding (1) 47:7</p> <p>response (8) 8:19;9:25;18:10; 21:3;28:23;29:23;40:9; 53:8</p> <p>responsibility (1) 17:25</p> <p>responsible (3) 28:2;42:6,8</p> <p>rest (1) 38:6</p> <p>restaurant (7) 32:8;34:20,23;37:21; 40:2;41:6;47:10</p> <p>restoration (1) 14:24</p> <p>retail (2) 32:16,22</p> <p>reveal (1) 22:10</p> <p>revenue (4) 23:6;40:16,17,25</p> <p>review (1) 21:11</p> <p>revisions (1) 23:19</p> <p>RFP (1) 14:12</p> <p>RFQ (2) 5:14,21</p> <p>Rhonda (2) 7:18;8:1</p> <p>Rich (1) 15:5</p> <p>right (24) 6:24;15:23;19:5; 22:8;23:22;29:18;31:6; 33:15;35:19,22;38:1; 40:21,22,23;41:4;42:9, 18;43:7;44:5;45:14,17; 46:7,10;47:11</p> <p>right-hand (1) 37:24</p>	<p>rink (1) 8:14</p> <p>Rio (7) 2:15;3:19;5:24; 26:12;36:17;37:5; 47:25</p> <p>risk (2) 5:20;9:17</p> <p>road (6) 24:9;31:7;41:17; 42:21;43:3;51:17</p> <p>Roadrunners (1) 11:4</p> <p>roadway (2) 31:3,12</p> <p>Rocco (17) 34:16,19;38:21;39:2; 40:7,12,15,21;41:13, 16,23,25;44:7;46:1,14; 47:8,16</p> <p>Rocco's (6) 22:15;30:20,20; 35:13;39:11;44:2</p> <p>Rocky (1) 35:12</p> <p>role (1) 17:22</p> <p>roles (1) 25:13</p> <p>roll (8) 3:8;18:11;21:17; 29:24;46:22;49:22; 52:18;53:4</p> <p>rolling (1) 10:21</p> <p>roof (1) 40:1</p> <p>roofs (1) 24:24</p> <p>rooms (4) 11:2,14;13:7;20:23</p> <p>roughly (1) 39:22</p> <p>RPR (1) 2:18</p> <p>RTA (1) 22:14</p> <p>runs (1) 34:19</p>	<p>8:15;39:4</p> <p>SB (1) 36:5</p> <p>scale (1) 28:11</p> <p>schedule (3) 13:14;24:10;50:22</p> <p>scheduled (2) 12:1;14:5</p> <p>schedules (1) 31:14</p> <p>scope (5) 12:13,24;13:18;19:7; 39:16</p> <p>season (1) 31:13</p> <p>Second (22) 3:25;4:8,17,18;9:6; 17:7;18:8;20:25;21:13, 15;23:22;29:19,20,21; 34:10;35:18;45:4; 46:15;49:12;52:10,13; 53:12</p> <p>seconded (5) 4:2,10,20;9:9;53:14</p> <p>Secretary (1) 2:4</p> <p>seeing (2) 33:18;44:15</p> <p>seem (1) 16:17</p> <p>seems (3) 7:24;8:7;16:24</p> <p>select (1) 14:11</p> <p>selecting (1) 9:17</p> <p>sends (1) 47:12</p> <p>sense (2) 30:22;48:24</p> <p>separate (1) 22:24</p> <p>September (4) 2:19;5:16;20:21; 30:16</p> <p>serve (1) 9:18</p> <p>service (2) 20:7;43:21</p> <p>session (3) 4:6;9:1,5</p> <p>set (6) 4:5;6:11;24:13;34:4; 41:6;53:5</p> <p>setbacks (1) 44:20</p> <p>setting (1) 41:21</p> <p>seven (5) 8:22;24:1;38:1; 43:11,11</p> <p>several (1)</p>	<p>22:21</p> <p>shared (1) 32:12</p> <p>Sheafe (20) 2:3;3:13,14;18:16, 17;21:5,22,23;30:4,5; 32:14;47:2,3;50:2,3, 23;51:6,8;52:23,24</p> <p>sheds (1) 29:3</p> <p>shell (5) 39:18,18,19,20,25</p> <p>Shop (1) 36:21</p> <p>shopped (1) 36:14</p> <p>shopping (1) 36:14</p> <p>Shortly (1) 34:18</p> <p>show (3) 6:5;11:19;36:10</p> <p>shows (1) 6:12</p> <p>side (10) 31:7;36:22;38:5; 47:22;48:10,15,19; 49:11,18,21</p> <p>sign (8) 7:6;8:17;17:6;19:22; 21:6,11;36:5;52:4</p> <p>signage (1) 28:13</p> <p>signed (1) 21:7</p> <p>significant (3) 7:11;27:4,6</p> <p>signs (1) 29:3</p> <p>Silvyn (1) 23:14</p> <p>simple (3) 5:8;34:1,2</p> <p>simply (1) 34:2</p> <p>Simpson (1) 14:20</p> <p>simultaneously (3) 5:12;22:22;30:25</p> <p>sit (3) 6:12;38:1;44:12</p> <p>site (6) 19:10;24:4,7;49:3,9; 50:9</p> <p>sitting (1) 25:2</p> <p>situation (4) 39:10;43:12,15; 51:24</p> <p>six (3) 38:1,12;43:11</p> <p>six-month (2) 43:7,10</p>	<p>size (2) 8:9;38:15</p> <p>slide (1) 40:17</p> <p>Sloan (3) 50:11;51:23;52:15</p> <p>Sloan's (1) 51:4</p> <p>slow (2) 22:10;26:21</p> <p>slowly (2) 35:17;36:3</p> <p>small (1) 5:13</p> <p>SMG (2) 11:17;19:8</p> <p>so-called (1) 5:3</p> <p>solid (1) 43:10</p> <p>Solot (7) 24:17;25:18;29:10; 31:22;36:18,20;41:24</p> <p>solve (1) 32:10</p> <p>somebody (4) 7:22;32:7;45:20; 47:13</p> <p>somehow (1) 16:18</p> <p>sometime (3) 11:24;23:22;45:4</p> <p>somewhat (1) 45:8</p> <p>son (1) 50:8</p> <p>soon (1) 14:25</p> <p>Sorry (2) 22:10;35:10</p> <p>sort (2) 15:19;33:5</p> <p>sounds (1) 37:9</p> <p>south (4) 31:7;33:5,12;47:23</p> <p>space (3) 40:19,21;44:24</p> <p>Spaces (1) 23:9</p> <p>speak (2) 12:25;41:22</p> <p>speaking (2) 6:17;45:19</p> <p>specific (1) 48:4</p> <p>specifically (10) 12:3;13:1;23:24; 28:20,25;34:24;36:17, 21;41:17;51:13</p> <p>Speedway (1) 10:9</p> <p>spending (2)</p>
	S			

<p>14:2;28:5 spent (6) 7:3,4;22:3;27:23; 29:17;34:21 spot (7) 36:4,15,22;37:23; 40:23;44:21;45:17 spread (1) 16:6 spur (1) 23:3 square (2) 36:22;41:2 stack (2) 7:5;8:17 staff (2) 42:24;48:5 stakeholders (1) 48:14 standing (1) 45:10 standpoint (2) 14:17;19:12 start (10) 11:25;14:25;23:18; 26:14;27:6;31:4,11; 33:21;35:8;48:13 started (4) 11:21;14:7;35:19; 36:19 starting (1) 6:22 State (4) 2:17;7:13,23;28:2 status (3) 6:14;9:13;22:18 stay (5) 37:3,12;38:6;43:3; 44:18 stayed (1) 35:17 step (1) 45:20 stepped (1) 7:19 stepping (2) 7:24;47:10 stewards (1) 10:18 still (6) 7:25;19:2,3,22; 23:20;45:6 stop (1) 46:10 store (1) 7:11 storefronts (3) 24:25;25:19;26:7 storm (1) 43:2 story (1) 34:7 straight (1)</p>	<p>34:3 straightforward (1) 39:10 strategically (1) 42:15 strategy (1) 15:13 Street (1) 5:3 streetscape (1) 29:7 strong (2) 16:15;39:23 structural (1) 19:18 structure (3) 9:14;42:1,10 structures (1) 24:5 students (1) 31:20 stuff (4) 37:25;45:3,8,13 stymied (2) 8:24;49:15 Subject (3) 13:8,9;49:8 submit (1) 23:18 submitted (1) 27:14 submitting (1) 27:13 success (1) 18:23 successfully (1) 34:10 suggest (2) 12:16;51:21 summer (2) 23:8;26:19 Sunshine (11) 22:12,16,22;23:2; 25:17;26:13;34:18,21; 35:6;36:16;41:20 support (6) 23:11;30:13;32:15; 33:16;49:1,8 supported (1) 32:22 supporting (1) 48:17 supposed (2) 37:17,23 sure (6) 8:10;19:20;25:4,11; 27:7;28:9 surplus (2) 6:1,12 survive (1) 42:23 Swaim (31) 9:18,24;10:8,8,8;</p>	<p>11:7;12:6,13,15;13:12, 24;15:14,24,25;16:4, 11,22;17:2,4,13,14,18, 18,18;19:6;20:6,19; 22:19;27:4,4;43:6 Swan (9) 37:20;38:19,21,25; 40:11;43:10,19,23,25 swap (1) 35:17 symphony (2) 15:21;17:16 syndication (1) 36:11 system (1) 19:22 systems (1) 10:16</p>	<p>30:19;41:18 terrific (2) 8:1;39:13 Thanks (5) 3:20;28:18;34:14; 40:7;44:8 theft (1) 24:21 thinking (2) 10:5;15:22 THOMAS (1) 2:17 thought (4) 11:10;16:21;48:21; 49:10 three (13) 7:11;10:22,23;14:3; 16:5;19:8;22:24,25; 23:9,24;35:25;36:23; 41:8 throughout (2) 12:20;31:22 throw (2) 48:16,16 throwing (1) 47:24 Thursday (1) 8:4 tickled (1) 45:20 ties (1) 30:22 TIF (1) 7:9 timeframe (2) 13:24;15:2 times (2) 7:20;36:23 timing (4) 13:13;22:13;31:3; 45:2 timing-wise (1) 42:15 today (8) 5:2;6:13,18;13:3; 20:15;22:15;25:8;44:3 together (6) 30:22;38:1;39:4,8, 14:47:18 tomorrow (2) 8:3;42:4 top (1) 15:16 total (2) 6:2;20:6 touch (2) 15:21;40:13 tour (6) 25:15,16,16,17,25; 26:18 towards (1) 45:7 town (4)</p>	<p>11:9;15:15;23:9; 27:3 TPD (1) 10:14 track (1) 20:2 tracking (3) 24:14;50:10;52:8 tracks (1) 20:3 traditional (1) 41:13 traffic (1) 42:16 transcribed (1) 3:21 transients (1) 29:16 transition (1) 11:11 Treasurer (1) 2:3 triggers (1) 50:16 triple (3) 40:23;41:7;42:10 triples (1) 40:20 truck (2) 38:14;45:17 trustee (1) 6:20 try (5) 14:7;23:20;24:18; 26:1;39:12 trying (5) 7:7;31:20;36:7;39:3, 8 Tucson (16) 2:16,17;5:19;7:17; 11:4,6,17;25:24;27:10, 16;31:19;35:25;36:1,2, 2;50:12 tune (1) 23:17 turn (1) 7:6 twice (2) 23:9;38:4 two (14) 13:3;14:19;15:3; 23:2,4,4;27:18;28:10; 36:15,25;37:2;38:7; 41:7;48:10 type (1) 25:16 typical (1) 17:23 Typically (3) 12:21;17:21;25:15</p>
T				
U				

ultimately (1) 23:4	34:24;35:4	wherever (1) 32:14	writing (3) 17:5;23:12,16	2.1 (3) 50:24,25;51:1
unanimously (6) 4:2,4,10,20;9:9; 53:14	verbatim (1) 3:22	whole (4) 28:16;30:21;38:20; 49:3	wrong (1) 51:16	2:00 (1) 25:20
unbelievable (3) 39:12;41:3,5	vibe (1) 37:10	widening (3) 24:9;42:16,21	Y	2:03 (1) 2:19
under (1) 32:2	viral (1) 36:5	wi-fi (1) 19:21	year (18) 6:2;11:19;14:2,3; 15:2,25;23:22;24:10, 15;25:15,16;31:11; 36:10;39:2,3;40:25; 45:14;50:17	20 (4) 36:1,4;37:11;42:19
underutilized (1) 35:3	Visit (1) 11:17	willing (2) 43:1;47:14	years (11) 10:23,23;11:7;18:23; 19:8;35:20;36:1,2,15; 37:11;41:8	2014 (1) 36:5
Unified (1) 32:3	Volvo (1) 50:9	Winchell's (1) 35:14	Z	2019 (2) 2:19;20:21
Unless (1) 3:22	W	winner (1) 27:17	zone (8) 32:19;33:2,2,6,8,9; 45:3;47:22	2020 (1) 14:1
unrestricted (1) 6:25	waiting (1) 31:11	winning (1) 35:19	zoning (3) 45:5;50:16;51:4	25 (1) 25:19
up (21) 7:19,24;10:1;11:19; 24:3,18,25;25:12,19; 26:19;28:1;29:4;32:20; 33:23;34:16;38:19; 42:21;45:7,20;46:14; 47:10	Walk (3) 28:24;32:23;35:4	wires (1) 31:9	1	26th (1) 5:16
update (2) 22:12;50:9	walkable (3) 32:16;40:4,5	within (8) 7:15;12:13;14:15; 15:1;19:12,15,25;20:3	1,400 (1) 36:24	2707 (1) 35:13
upgrades (4) 39:18,18;40:1,15	walked (1) 19:9	without (2) 14:11;32:1	1,440 (1) 41:2	27th (1) 3:22
upon (5) 8:24;19:7,13,14; 20:20	walking (1) 32:15	WITNESS (1) 38:25	10 (3) 22:3;47:11,19	3
upper (2) 15:1;38:5	walls (1) 19:19	woefully (1) 35:16	10.7 (1) 6:5	3.398 (1) 6:23
urban (1) 22:23	wants (2) 32:7;40:12	won (2) 36:1;50:11	100 (1) 45:23	3.4 (1) 7:4
use (9) 28:7;29:16;32:5,11; 33:7,9;43:14;44:16; 45:5	watching (2) 4:25;5:14	wondering (1) 28:7	1062 (1) 36:5	3.6 (1) 6:1
used (3) 28:13;32:6;35:14	way (8) 3:3;19:23;24:8;29:7; 31:15;32:15;41:23; 48:22	WOPPERT (1) 2:18	11.1 (1) 6:12	3:56 (1) 53:16
uses (2) 33:13,14	Wayne (7) 37:20;38:18,19,25; 40:8;44:13;47:8	word (1) 35:3	11.2 (1) 7:9	30 (3) 7:15;25:19;42:20
using (1) 17:2	Wayne's (2) 40:19;45:5	work (27) 8:4;9:21;11:12,23, 25;12:14;13:18,25; 14:1,4,15,20,24,24; 16:1;17:15;18:22; 20:22;25:1;28:12;31:6, 23;40:19;43:19,19; 44:12;45:18	11.3 (1) 7:10	31st (1) 5:25
utilities (1) 43:20	weather (1) 43:2	worked (3) 16:14;44:2,12	10 (3) 22:3;47:11,19	33 (1) 35:22
utility (2) 31:6;40:1	web (1) 33:24	working (15) 6:22;12:15;13:9; 19:7,22;23:14,19; 24:17;25:21;35:22; 37:10;39:2,5,14;43:15	10.7 (1) 6:5	4
utilize (2) 16:18;19:21	website (4) 4:25;5:7,14,22	workload (1) 15:19	100 (1) 45:23	42 (1) 4:12
utilized (1) 20:9	Webstick (1) 25:23	works (2) 37:9;46:16	1062 (1) 36:5	446,000 (1) 20:8
utilizing (1) 14:9	weddings (1) 38:10	workshops (1) 23:10	11.8 (1) 6:3	45 (1) 28:10
V	Week (6) 16:17;23:17;24:6; 25:25;33:22;38:12	worried (2) 34:5,6	120 (1) 35:24	45,000 (1) 20:8
vacated (1) 34:22	weeks (3) 5:11;7:18;9:16	wrap (1) 46:14	16 (1) 20:21	486,000 (1) 20:7
vague (1) 51:12	welcome (3) 3:19;15:9;50:10	wrapping (1) 45:7	17th (1) 2:18	5
venue (2)	west (9) 36:19;47:22,23;48:9, 15,19;49:11,18,21		1965 (1) 35:15	5:00 (1) 25:20
	what's (10) 4:24;6:5,14;13:13; 19:23;20:3;26:14; 41:25;42:15;51:13		1998 (1) 35:7	50476 (1) 2:18
			2	50th (1) 15:25
			2,600 (1) 42:3	55 (1) 6:9

57 (1) 11:7 5th (2) 25:19,20				
6				
6 (1) 14:2 6,030 (1) 36:22 60 (1) 27:2 60s (1) 26:23 65 (3) 5:21;6:10;10:18				
7				
7350 (1) 10:9 75 (1) 8:22				