

**In The Matter Of:**

*Rio Nuevo  
Board Meeting*

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*February 25, 2020*

*February 25, 2020*

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*Kathy Fink & Associates*

*2819 E 22nd St*

*Tucson, AZ 85713*

*520/624/8644*



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2 RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT  
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10 BOARD MEETING  
11  
12 Tucson, Arizona  
13 February 25, 2020  
14 1:00 p.m.  
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21  
22 REPORTED BY:  
23 Thomas A. Woppert, RPR  
24 AZ CCR No. 50476  
25

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24 KATHY FINK & ASSOCIATES  
25 2819 East 22nd Street  
Tucson, Arizona 85713

1 CHAIRMAN McCUSKER: We're going to call this  
2 meeting to order.  
3 Mr. Marquez, you're right there by our one and  
4 only flag.  
5 (Pledge of Allegiance)  
6 CHAIRMAN McCUSKER: Brandi, you can call the  
7 roll.  
8 MS. HAGA-BLACKMAN: Edmund Marquez.  
9 MR. MARQUEZ: Here.  
10 MS. HAGA-BLACKMAN: Jannie Cox.  
11 MS. COX: Here.  
12 MS. HAGA-BLACKMAN: Fletcher McCusker.  
13 CHAIRMAN McCUSKER: Here.  
14 MS. HAGA-BLACKMAN: Mark Irvin.  
15 MR. IRVIN: Here.  
16 MS. HAGA-BLACKMAN: Jeff Hill.  
17 MR. HILL: Here.  
18 CHAIRMAN McCUSKER: And we understand Mr.  
19 Sheafe is on his way in. We have a quorum.  
20 So you have the two meeting minutes in our  
21 package, January 28th and February 5th. They are verbatim  
22 transcriptions. Unless you have a comment or a change --  
23 MR. IRVIN: Motion to approve.  
24 MS. COX: Second.  
25 CHAIRMAN McCUSKER: Both of them?

1 BOARD MEMBERS PRESENT:  
2 Fletcher McCusker, Chair  
3 Chris Sheafe, Treasurer  
4 Mark Irvin, Secretary  
5 Jannie Cox  
6 Edmund Marquez  
7 Jeffrey Hill  
8  
9 ALSO PRESENT:  
10 Brandi Haga-Blackman, Operations Administrator  
11 Mark Collins, Board Counsel  
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 AC Marriott Hotel, 151 East  
17 Broadway Boulevard, in the City of Tucson, State of  
18 Arizona, before THOMAS A. WOPPERT, RPR, Certified Reporter  
19 No. 50476, on the 25th day of February 2020, commencing at  
20 the hour of 1:00 p.m.  
21  
22  
23  
24  
25

1 MR. IRVIN: Yes.  
2 CHAIRMAN McCUSKER: All in favor say aye.  
3 (Motion made, seconded and passed unanimously)  
4 CHAIRMAN McCUSKER: This is the time set aside  
5 for executive session. I need a motion for a recess.  
6 MS. COX: So moved.  
7 MR. MARQUEZ: Second.  
8 CHAIRMAN McCUSKER: All in favor say aye.  
9 (Motion made, seconded and passed unanimously)  
10 (Recess)  
11 CHAIRMAN McCUSKER: Okay. I'll entertain a  
12 motion to reconvene.  
13 MR. IRVIN: So moved.  
14 CHAIRMAN McCUSKER: Second, please. Somebody  
15 second that motion.  
16 MR. MARQUEZ: Second.  
17 CHAIRMAN McCUSKER: All in favor say aye.  
18 (Motion made, seconded and passed unanimously)  
19 CHAIRMAN McCUSKER: So we're not mic'd, so I'm  
20 going to ask that you speak up, obviously.  
21 We'll wait for the din in the audience.  
22 Thank you.  
23 A couple of things from the agenda we're going  
24 to table or postpone. I'll go through those quickly so we  
25 can get started.

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1 First of all, thank you to the AC Marriott for  
2 accommodating us. Our little downtown is very busy, so we  
3 couldn't get into our own Tucson Convention Center, and  
4 the state building is busy, so the AC accommodated us.  
5 Again, thank you very much for that.  
6 A lot of activity for Rio Nuevo in downtown.  
7 Some of it we're going to touch on today, some of it we  
8 were hopeful to have action today and it's probably more  
9 likely March.  
10 One of those is item number eight, 75 East  
11 Broadway. A quick update from us on that.  
12 That project appears to be very encouraging,  
13 literally rising from the ashes. To refresh your memory,  
14 the awardee of that contract, J E Dunn of Kansas, pulled  
15 out of that project. The entire project, I think, was at  
16 significant risk. Local partners of Peach and Dabdoub  
17 have been able to attract an international developer to  
18 Tucson to rethink this project, and all indications are  
19 their current intention is to upsize the project back to  
20 what some of the original scope was, something in the  
21 19-story range. They are very bullish on the demand and  
22 the opportunities in Tucson. They've asked for another  
23 month to put that project together, so hopefully in our  
24 March meeting, we will see a substantial plan on 75 East  
25 Broadway.

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1 Likewise, One South Church we're not going to  
2 take any action on today. You will recollect that we  
3 previously approved a GPLET and some rebates to convert  
4 the bottom 10 floors, 11 floors of that property to a five  
5 star hotel. We are working our way through the economic  
6 analysis required of us when we make those kind of  
7 decisions. And we've been advised by counsel today that  
8 we should also see that between now and the March meeting.  
9 They remain very bullish. This is a group out  
10 of Scottsdale called Opwest, who was responsible for the  
11 development of the majority of the Montage properties. So  
12 their intention is to convert the bottom 10 stories of One  
13 South Church to a five star hotel property with a full  
14 restaurant and bar, open up the plaza there between the  
15 hotel and the new Rendezvous luxury condos, so a really  
16 nice development for downtown that remains on track, I  
17 would editorialize, subject to this economic analysis. So  
18 if that comes in as bullish as we expect, we should all be  
19 able to green light that project also in March.  
20 El Presidio we're going to postpone, item  
21 number 13, until March. We're doing a lot of work with  
22 that neighborhood and the Project for Public Spaces on  
23 things that we can do to activate the El Presidio area,  
24 historic area, in and around the Museum of Art and we'll  
25 have that plan for you also in March.

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1 Mr. Collins, I think everything else we need to  
2 do today, yes? Music hall, lot --  
3 **MR. COLLINS:** Yes, Mr. Chairman, I agree with  
4 that.  
5 **CHAIRMAN McCUSKER:** TCC, we have three  
6 agreements in front of us on the rapidly moving TCC  
7 project.  
8 Sunshine Mile, Mr. Collins, any action required  
9 of us or discussion in the public session?  
10 **MR. COLLINS:** Mr. Chairman, members of the  
11 board, the city has offered to add a couple of parcels to  
12 the bungalow blocks that it has conveyed to you. The  
13 parcels are directly to the west of Cherry, and they would  
14 come to you the same way with the same conditions as the  
15 rest of the bungalow block. You wouldn't pay anything for  
16 it at this point in time. Title would go to you and you  
17 could then develop that entire block -- bungalow block,  
18 and then the space of the area where the Madaras Gallery  
19 used to be would be titled to you.  
20 The discretion is also that the city of Tucson  
21 has indicated a willingness to abandon the southern few  
22 feet, if you will, of Cherry Avenue, thereby allowing the  
23 district to hold fee title to the property from Warren all  
24 the way to the western end of the new parcel that the city  
25 would be conveying.

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1 If you are interested in that, I would need  
2 someone to make a motion that you accept the offer from  
3 the city and instruct me to work with the city to  
4 memorialize all of it.  
5 **MS. COX:** So moved.  
6 **MR. SHEAFE:** Is that offer from the city or the  
7 RTA?  
8 **MR. COLLINS:** The offer is from the real estate  
9 department of the city.  
10 **CHAIRMAN McCUSKER:** It would be subject to our  
11 tri-party IGA --  
12 **MR. COLLINS:** Absolutely.  
13 **CHAIRMAN McCUSKER:** -- so the RTA is indeed  
14 involved.  
15 **MR. COLLINS:** Yeah. That parcel would be  
16 treated precisely as the other seven parcels are being  
17 treated.  
18 **CHAIRMAN McCUSKER:** What is the status of the  
19 titles on that? I think there's some 40 properties on the  
20 north side, one on the south side. I know they've been  
21 coming over --  
22 **MR. COLLINS:** Dribs and drabs, yes, sir. I  
23 think we're good. I think you have legal title now to all  
24 of the bungalow block properties. We'll have to do a new  
25 deed or an amendment to an existing deed to bring this

1 other property in, but then we're going to be done with  
 2 the bungalow blocks. Then you've got the Doughnut Hole  
 3 and then Solot.  
 4 **CHAIRMAN McCUSKER:** I think last time I had a  
 5 conversation with real estate, I think the property known  
 6 as the Bahurdilla store was coming over to us.  
 7 **MR. COLLINS:** Yeah, it's available. I did  
 8 not --  
 9 **CHAIRMAN McCUSKER:** Should we include that in  
 10 this motion or at least express an interest that we're  
 11 amenable to taking that title?  
 12 **MR. COLLINS:** If it's still available.  
 13 **CHAIRMAN McCUSKER:** Also I think we have a  
 14 motion to accept the proposal to deed over the former  
 15 Madaras Gallery lot, which could or could not include the  
 16 Cherry --  
 17 **MR. COLLINS:** Abandonment.  
 18 **CHAIRMAN McCUSKER:** -- right of way abandoned.  
 19 Mr. Sheafe, you made that motion.  
 20 **MS. COX:** I made the -- this includes the  
 21 Buhardilla.  
 22 **CHAIRMAN McCUSKER:** If you want to amend your  
 23 motion to --  
 24 **MR. COLLINS:** Do you want to amend your motion  
 25 to do that?

1 **MS. HAGA-BLACKMAN:** Chris Sheafe.  
 2 **MR. SHEAFE:** Aye.  
 3 **MS. HAGA-BLACKMAN:** Mark Irvin.  
 4 **MR. IRVIN:** Aye.  
 5 **MS. HAGA-BLACKMAN:** Jeff Hill.  
 6 **MR. HILL:** Aye.  
 7 **MS. HAGA-BLACKMAN:** Fletcher McCusker.  
 8 **CHAIRMAN McCUSKER:** Aye. So there we go.  
 9 **MR. COLLINS:** Mr. Chairman, members of the  
 10 board, just so no one is confused, the abandonment of  
 11 Cherry is only for the southern piece of Cherry between  
 12 the alley that is behind or north of the bungalow blocks  
 13 to Broadway. Cherry will continue to service north.  
 14 **CHAIRMAN McCUSKER:** And I think that the tenor  
 15 of the motion is we'll take the parcel one way or the  
 16 other. A street abandonment is quite a process with the  
 17 city. It has very little to do with us, so --  
 18 **MR. COLLINS:** At the risk of overstepping my  
 19 bounds, I've started the process.  
 20 **CHAIRMAN McCUSKER:** There you go. We can name  
 21 that street after you.  
 22 **MR. COLLINS:** No, please don't.  
 23 **MR. SHEAFE:** Does that go to the center line of  
 24 the street when you're doing the abandonment like it  
 25 does --

1 **MR. MARQUEZ:** Do I need to second her first  
 2 motion before she amends?  
 3 **MS. COX:** Yes, I do want to amend my motion.  
 4 **CHAIRMAN McCUSKER:** We don't have a second to  
 5 the motion, so --  
 6 **MR. MARQUEZ:** I will second her motion.  
 7 **CHAIRMAN McCUSKER:** We have a motion and a  
 8 second.  
 9 Jannie, do you want to --  
 10 **MS. COX:** I will amend it to say to include the  
 11 Buhardilla building on the south side of Broadway.  
 12 **CHAIRMAN McCUSKER:** And Mr. Marquez?  
 13 **MR. MARQUEZ:** Second.  
 14 **CHAIRMAN McCUSKER:** Okay. So the motion in  
 15 front of us is to inform the city of Tucson we're willing  
 16 to accept title to the Diana Madaras former lot, parcel,  
 17 on the corner of Cherry and Broadway. And to the extent  
 18 the city's willing to abandon that street, we'll take  
 19 title to that. And we'll take title to the so-called  
 20 Buhardilla store on the south side of Broadway.  
 21 Brandi, call the roll.  
 22 **MS. HAGA-BLACKMAN:** Edmund Marquez.  
 23 **MR. MARQUEZ:** Aye.  
 24 **MS. HAGA-BLACKMAN:** Jannie Cox.  
 25 **MS. COX:** Aye.

1 **MR. COLLINS:** Yes, it would.  
 2 **MR. SHEAFE:** But we own on the other side.  
 3 **MR. COLLINS:** Both sides.  
 4 **MR. SHEAFE:** We would get it from both sides?  
 5 **MR. COLLINS:** Correct.  
 6 **CHAIRMAN McCUSKER:** Okay.  
 7 **MR. COLLINS:** And it would go to center line.  
 8 **CHAIRMAN McCUSKER:** You interrupted my  
 9 chairman's remarks, but that's quite permissible, so we'll  
 10 move on to the financial report.  
 11 Dan.  
 12 **MR. MEYERS:** Dan Meyers, chief financial  
 13 officer.  
 14 All right. As of January 31st, we've got  
 15 \$5.2 million in the bank. And some addition to that is we  
 16 had a really good February. We got \$2.4 million in  
 17 February. I think you'll recall that I was going to get  
 18 about a million dollars of some amendments in. We got a  
 19 pretty good chunk of that. And I think typically this is  
 20 the time of year where our monthly collections are better  
 21 anyway.  
 22 So you'll see that 1.1 million-dollars excess,  
 23 another \$400,000 of amendments I expect to have coming in.  
 24 We've got \$800,000 in an account that I set up to kind of  
 25 put some money aside for our debt service. And I think

1 we've got about \$800,000 in there that we can free up.  
 2 I've submitted -- I'm about to submit a request  
 3 for about \$100,000 to get reimbursed from our loan  
 4 proceeds for Tucson Convention Center cost. And then we  
 5 project \$250,000 a month for the next year. So total  
 6 available cash is somewhere around 10.6 million.  
 7 Below that, you'll see a list of projects, the  
 8 commitment, how much has been paid to date through the end  
 9 of January and what's remaining on those projects. The  
 10 total of those is 9.4 million, so if everything goes along  
 11 as budgeted, we've got about a million two available.  
 12 Edmund.  
 13 **MR. MARQUEZ:** First of all, fantastic job in  
 14 your collection efforts to bring in the additional dollars  
 15 that month.  
 16 I'm just curious. When you're doing a monthly  
 17 budget of TIF revenue, are you simply taking it 1.3  
 18 million times 12 or are you looking at the ebbs and flows  
 19 that happen throughout the year?  
 20 **MR. MEYERS:** That's pretty much what we do.  
 21 It's totally unpredictable, but typically October through  
 22 March are pretty good months for us.  
 23 **MR. MARQUEZ:** So you collected -- you haven't  
 24 collected December or January yet. December being a  
 25 holiday month, is that usually a huge month?

1 **MR. MEYERS:** Well, you can't really go by that  
 2 because it's all subject to a baseline, and the baseline  
 3 jumps around significantly as well, so, you know, the  
 4 problem we've been having is significant merchants have  
 5 either done something haywire and not prepared their  
 6 reports right, so that's why the numbers are so crazy.  
 7 But, you know, Brandi and I try really hard to stay on top  
 8 of that stuff and make sure we're getting everything we've  
 9 entitled to.  
 10 **MR. MARQUEZ:** You've done a great job.  
 11 **MR. MEYERS:** Thank you. Brandi as well.  
 12 **MR. MARQUEZ:** You, too.  
 13 **CHAIRMAN McCUSKER:** Any questions for Dan?  
 14 (No oral response).  
 15 **CHAIRMAN McCUSKER:** Thank you, sir.  
 16 Okay. Item number seven, music hall parking  
 17 lot, let me provide some background for the public and  
 18 board.  
 19 You've kind of got to go back to 2013 for the  
 20 genesis of the city debt to Rio Nuevo, but when a number  
 21 of us were appointed newly to the board, there were half a  
 22 dozen lawsuits outstanding between Rio Nuevo and the city  
 23 of Tucson. Simultaneously Tucson had a new mayor in Mayor  
 24 Rothschild. I think our counsel and principals were eager  
 25 to settle those differences so long as Rio Nuevo came out

1 okay in that process.  
 2 As part of that settlement, we took a number of  
 3 properties from the city, the arena lot, the A Mountain  
 4 landfill, the parking lot on Council and others, and we  
 5 took a note for \$13 million, roughly, paid out over time.  
 6 We used 8 million of those dollars to swap debt for land  
 7 for the site that is now Caterpillar's headquarters, so  
 8 that was a city-owned parcel. We bought that with  
 9 \$8 million. There's about \$6 million of that debt left,  
 10 6 million and 70,000, I think, Dan, to be exact.  
 11 We've been talking to the city about developing  
 12 the so-called music hall parking lot. That is lot C, I  
 13 believe, in the TCC plans immediately behind the music  
 14 hall. We want to develop that lot and put a parking  
 15 garage and maybe some other features on that.  
 16 We've talked to the city about trading that lot  
 17 for debt as well. The city has offered to include the  
 18 right-of-way portions of that property north of the music  
 19 hall lot.  
 20 What's the name of that street, Mr. Collins?  
 21 Does anybody remember the name of the street?  
 22 **MR. COLLINS:** I don't offhand.  
 23 **CHAIRMAN McCUSKER:** It's the street immediately  
 24 north of the music hall that cuts between the hotel and  
 25 the music hall to the cul-de-sac and back. That is also

1 owned by the city of Tucson. They have suggested that  
 2 they would deed that to us as well. And it creates some  
 3 flexible opportunities as you look at developing the  
 4 northern section of that. There are some issues there  
 5 with its historical designation which would have to be  
 6 dealt with. But we do have an appraisal on the music hall  
 7 parcel piece, Mr. Collins, and the appraised value --  
 8 **MR. COLLINS:** \$3.4 million.  
 9 **CHAIRMAN McCUSKER:** \$3.4 million.  
 10 **MR. COLLINS:** That's as of June of '19.  
 11 **CHAIRMAN McCUSKER:** And we can tell you that  
 12 the property immediately north of that, the right of  
 13 way -- so-called right-of-way property is 46,300 square  
 14 feet. That property would not be appraised, but if you  
 15 applied the same per square footage number that you did on  
 16 the (inaudible) lot, it would have more value than the  
 17 entire balance of the debt the city owes Rio Nuevo.  
 18 I think it's important that we develop those  
 19 parcels, so unless you need any further explanation from  
 20 me or counsel, I guess I would ask what's the board's  
 21 pleasure.  
 22 **MR. SHEAFE:** Well, I'd suggest a motion with  
 23 three conditions on it, that we offer to do the trade with  
 24 the city subject to an appraisal, and the appraisal will  
 25 be based on a commitment the city has made to remove the

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1 historical designation from that land. So it would be the  
2 city removes the historical designation, the price would  
3 be subject to the appraisal, and the third element would  
4 be that it would be agreed to by the city that we then  
5 take that property and put it within the TCC lease so that  
6 we have indemnification. And under those conditions, we  
7 would offer to purchase -- or allow the trade.  
8 **CHAIRMAN McCUSKER:** The parcel you're talking  
9 about is the right-of-way parcel?  
10 **MR. SHEAFE:** Right.  
11 **CHAIRMAN McCUSKER:** Mr. Collins, do we need to  
12 take action --  
13 **MR. IRVIN:** I think we already did.  
14 **CHAIRMAN McCUSKER:** I think we have approved  
15 the trade of the music hall lot subject to that appraisal.  
16 **MR. COLLINS:** Subject to the appraisal, but  
17 there is no appraisal of the --  
18 **CHAIRMAN McCUSKER:** So we don't need to do  
19 anything today to accept the proposal to trade debt for  
20 the music hall lot proper?  
21 **MR. COLLINS:** Right, at the appraised value.  
22 **CHAIRMAN McCUSKER:** What he's discussing and  
23 made a motion is the effect of the right-of-way subject to  
24 an appraisal, subject to the removal of the historic  
25 designation, subject to including that property in the

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1 TCC.  
2 **MR. COLLINS:** Correct.  
3 **CHAIRMAN McCUSKER:** And we would need a second.  
4 **MS. COX:** Second.  
5 **CHAIRMAN McCUSKER:** Any questions,  
6 conversation?  
7 Mr. Hill.  
8 **MR. HILL:** Assuming that the appraisal doesn't  
9 cover the balance due from the city from that 13 million  
10 debt that they originally owed us in 2013, they are still  
11 on the hook?  
12 **MR. COLLINS:** They're -- as I understand it,  
13 Mr. Hill, the way we're doing this is the appraisal would  
14 come in. If it nails the bogie, the difference between  
15 the 3.4 and the 6 million that is still owed, then that's  
16 an easy answer. If it's off by a material amount, we'll  
17 have to talk about it.  
18 **MR. HILL:** So this doesn't make it a foregone  
19 conclusion?  
20 **MR. COLLINS:** No. That's how I understand it.  
21 **MR. HILL:** Well, that's good.  
22 Thank you, Mr. Chairman.  
23 **CHAIRMAN McCUSKER:** Ready for roll-call?  
24 **MS. HAGA-BLACKMAN:** Edmund Marquez.  
25 **MR. MARQUEZ:** Aye.

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1 **MS. HAGA-BLACKMAN:** Jannie Cox.  
2 **MS. COX:** Aye.  
3 **MS. HAGA-BLACKMAN:** Chris Sheafe.  
4 **MR. SHEAFE:** Aye.  
5 **MS. HAGA-BLACKMAN:** Mark Irvin.  
6 **MR. IRVIN:** Aye.  
7 **MS. HAGA-BLACKMAN:** Jeff Hill.  
8 **MR. HILL:** Aye.  
9 **MS. HAGA-BLACKMAN:** Fletcher McCusker.  
10 **CHAIRMAN McCUSKER:** Aye. So we've passed that  
11 6-0.  
12 Mr. Collins, you advise the city. A lot of  
13 them are here, so we don't have to advise anybody. Let's  
14 see if we can get this moving quickly.  
15 75 East Broadway I tabled.  
16 While we're talking about the TCC, we do now  
17 have the specifics of the Doubletree Hotel parking  
18 situation. We made an agreement with the Caliber Group  
19 way back when, it's been a couple years now, to provide 75  
20 spaces to the hotel. It was substantially smaller at the  
21 time, 125 beds. It's now a 170-bed hotel and they need  
22 more like 150 parking spaces. There are 112 parking  
23 spaces available on the surface lot immediately adjacent  
24 to the hotel. I don't think anyone, including the city or  
25 SMG, would have any heartburn if we dedicated those to the

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1 hotel.  
2 The issue then becomes the difference, 38  
3 spaces, which they're asking to make available in our new  
4 garage currently under construction, which we've indicated  
5 we're favorably disposed to that so long as they don't  
6 become dedicated spaces. So that means that the hotel  
7 would have access to them but so would the general public.  
8 So I think that's generally agreeable, Mr. Collins, to  
9 them and --  
10 **MR. COLLINS:** Mr. Chairman, members of the  
11 board, based upon my discussion with their counsel, I  
12 believe that would be agreeable.  
13 **CHAIRMAN McCUSKER:** Mr. Marquez.  
14 **MR. MARQUEZ:** I move we authorize counsel to  
15 amend the agreement with Caliber to address the parking  
16 requirements.  
17 **MR. COLLINS:** As just described?  
18 **MR. MARQUEZ:** As just described.  
19 **MS. COX:** Second.  
20 **CHAIRMAN McCUSKER:** Mr. Irvin, did you have a  
21 comment?  
22 **MR. IRVIN:** No, I'm good.  
23 **CHAIRMAN McCUSKER:** Brandi, call the roll.  
24 **MS. HAGA-BLACKMAN:** Edmund Marquez.  
25 **MR. MARQUEZ:** Aye.

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1       **MS. HAGA-BLACKMAN:** Jannie Cox.  
 2       **MS. COX:** Aye.  
 3       **MS. HAGA-BLACKMAN:** Chris Sheafe.  
 4       **MR. SHEAFE:** Aye.  
 5       **MS. HAGA-BLACKMAN:** Mark Irvin.  
 6       **MR. IRVIN:** Aye.  
 7       **MS. HAGA-BLACKMAN:** Jeff Hill.  
 8       **MR. HILL:** Aye.  
 9       **MS. HAGA-BLACKMAN:** Fletcher McCusker.  
 10       **CHAIRMAN McCUSKER:** Aye. Thank you for that.  
 11       Okay. Item number 10, a substantial amount of  
 12 business.  
 13       Mr. Swaim, you can come up.  
 14       The good news on the TCC is it's moving really  
 15 quickly. The better news is it's actually on budget and  
 16 on time. We're going to see some significant contracts  
 17 presented to us for action today.  
 18       You will remember that the ice was about a  
 19 million bucks over budget, and you will remember that the  
 20 parking garage was about a million bucks over budget. We  
 21 established a 6 million-dollar contingency when we  
 22 designed this project, so we're two million bucks into  
 23 that 6 million. And I'll let Mr. Swaim take it from  
 24 there, but generally the good news is that everything else  
 25 so far is holding to the budget.

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1       Mr. Swaim.  
 2       **MR. SWAIM:** Phil Swaim, Swaim Associates  
 3 Architects, 7350 East Speedway.  
 4       You're absolutely right, things are happening  
 5 quickly. In light of sort of the earlier projects with  
 6 the ice and the parking garage and those budgets, we're  
 7 really taking a hard line with our team to make sure that  
 8 every other project going forward has to stay within its  
 9 bucket of funds. This is not the time to be attaching  
 10 contingency dollars to be able to make things work.  
 11       I think with the lot A garage, part of that  
 12 increase in cost is we decided to actually add a floor of  
 13 parking because of the value of that location, but  
 14 otherwise I think we're on a great track. I think the  
 15 efforts that Sundt and Concord are doing as our  
 16 contractors and help keeping us in line are also certainly  
 17 very, very helpful.  
 18       But the rubber's about ready to meet the road.  
 19 The lot A garage starts construction in April and the  
 20 renovation of the meeting rooms also start in April, so  
 21 that's where we're going to start spending significant  
 22 construction dollars on the project.  
 23       So to keep pace with the rest of the work going  
 24 forward, we have four contract proposals in front of you,  
 25 three design proposals and the contractor's guaranteed

Page 23

1 maximum price for the initial renovation work.  
 2       To note a difference in order here, as part of  
 3 the project, not just renovating the convention center,  
 4 we're also going to do a 25,000 square foot expansion to  
 5 add 18,000 square feet of meeting rooms next to the  
 6 exhibition halls to be able to make the convention center  
 7 much more appealing for large conventions and breakout  
 8 spaces.  
 9       That contract -- the design contract will be  
 10 with GLHN Architects and Engineers. It is within the  
 11 amount that we have budgeted for fees within that project  
 12 and we need to get going on that design. That  
 13 construction would be starting in 2021 after the gem show,  
 14 but the design needs to be coordinated with the renovation  
 15 work as proceeding forward.  
 16       **CHAIRMAN McCUSKER:** Mention how much the total  
 17 contract is worth.  
 18       **MR. SWAIM:** That contract for \$499,000 and  
 19 change to stay within the 500,000-dollar budget.  
 20       **MR. MARQUEZ:** Easy now.  
 21       **MR. SWAIM:** So we take these individually --  
 22       **CHAIRMAN McCUSKER:** Let's take them as  
 23 presented again.  
 24       **MR. SWAIM:** Okay.  
 25       **CHAIRMAN McCUSKER:** So we need a motion to

Page 24

1 approve.  
 2       **MR. SHEAFE:** Let's do a motion to approve and  
 3 authorize counsel to finalize that agreement with GLHN.  
 4       **MR. COLLINS:** And would you consider amending  
 5 your motion to say that, once it's finalized, the  
 6 executive officers can execute?  
 7       **MR. SHEAFE:** So amended.  
 8       **MR. MARQUEZ:** Second.  
 9       **CHAIRMAN McCUSKER:** Okay. So we have a motion  
 10 to approve the GLHN subcontract, \$499,000.  
 11       Any questions?  
 12       (No oral response).  
 13       **CHAIRMAN McCUSKER:** Brandi, call the roll.  
 14       **MS. HAGA-BLACKMAN:** Edmund Marquez.  
 15       **MR. MARQUEZ:** Aye.  
 16       **MS. HAGA-BLACKMAN:** Jannie Cox.  
 17       **MS. COX:** Aye.  
 18       **MS. HAGA-BLACKMAN:** Chris Sheafe.  
 19       **MR. SHEAFE:** Aye.  
 20       **MS. HAGA-BLACKMAN:** Mark Irvin.  
 21       **MR. IRVIN:** Aye.  
 22       **MS. HAGA-BLACKMAN:** Jeff Hill.  
 23       **MR. HILL:** Aye.  
 24       **MS. HAGA-BLACKMAN:** Fletcher McCusker.  
 25       **CHAIRMAN McCUSKER:** Okay. Item next, Phil.

1           **MR. SWAIM:** The next item is dealing with IT,  
2 information technology, and audiovisual elements within  
3 the convention center. Each one of the renovation  
4 contracts has this -- our consultant, Technology Plus as  
5 part of their architectural contract to do the meeting  
6 room audiovisual.  
7           But one of the things that we have decided and  
8 confirmed is that, for the Tucson Convention Center to be  
9 competitive with -- with other centers around the country  
10 and actually give ourselves a leg up, we want to utilize  
11 technology and make that our key aspect. So we have  
12 brought in a consultant out of Denver, Colorado,  
13 Technology Plus. It has experience in convention centers  
14 around the country and they're helping us map out that  
15 step, understand what we have, how we can work with the  
16 city and SMG or ASM at this point and Rio Nuevo to be able  
17 to position ourselves to be kind of leaders in technology  
18 with our scale.  
19           So their contract -- their initial contract is  
20 to be able to do the analysis of what we've got, look at  
21 best practices, help us -- lead us through the next steps  
22 of how we would potentially bring on a third party to be  
23 able to help infill and manage the IT systems going  
24 forward.  
25           Their initial contract here is for \$31,500 with

1           **CHAIRMAN McCUSKER:** Aye. Thank you.  
2 Phil, keep going.  
3           **MR. SWAIM:** Okay. Our third proposal is for a  
4 site development. Once we do our 25,000 square foot  
5 meeting room addition, we get beyond the 25 percent  
6 expansion at the Tucson Convention Center dating back to  
7 when we added the ticket office facilities and the east  
8 entry and some other small components, lockers rooms for  
9 the Road Runners, et cetera. Once we hit that 25 percent  
10 expansion, we need to bring the entire site up to code,  
11 and so we have to do a site development package, an effort  
12 here that will be led by Grenier Engineering, so they have  
13 a contract in front of us.  
14           And, Mark, you may need to assist. I think  
15 you've got the total there. It's broken out in detail  
16 here.  
17           **MR. COLLINS:** Yeah. I haven't added them up.  
18           **MR. SWAIM:** Okay.  
19           **MR. COLLINS:** So why don't you just read into  
20 the record what's for the ALTA ASME survey.  
21           **MR. SWAIM:** There are multiple components to  
22 their project, first of all, which is doing an ALTA  
23 survey, \$43,285. We are bringing in a private utility  
24 locator because there are a lot of utilities on this site  
25 that don't have easements and other things that we need to

1 some -- an allowance, I think, of about \$6,200 for  
2 reimbursable travel expenses. And that's something that  
3 we're very excited about and eager to get going so we can  
4 also get some of that infrastructure actually installed  
5 this year as we are moving forward with the rest of the  
6 renovation, so we're recommending approve of that contract  
7 as well.  
8           **MR. SHEAFE:** So I'll make a similar motion that  
9 Technology Plus be engaged. Counsel will prepare the  
10 documents. Once prepared, the executive officers will be  
11 authorized to sign and we'll move forward on that  
12 contract.  
13           **MS. COX:** Second.  
14           **CHAIRMAN McCUSKER:** Brandi, call the roll.  
15           **MS. HAGA-BLACKMAN:** Edmund Marquez.  
16           **MR. MARQUEZ:** Aye.  
17           **MS. HAGA-BLACKMAN:** Jannie Cox.  
18           **MS. COX:** Aye.  
19           **MS. HAGA-BLACKMAN:** Chris Sheafe.  
20           **MR. SHEAFE:** Aye.  
21           **MS. HAGA-BLACKMAN:** Mark Irvin.  
22           **MR. IRVIN:** Aye.  
23           **MS. HAGA-BLACKMAN:** Jeff Hill.  
24           **MR. HILL:** Aye.  
25           **MS. HAGA-BLACKMAN:** Fletcher McCusker.

1 be able to track and make sure we don't damage them.  
2 That's \$8,900.  
3           Grenier will start by doing what they're  
4 calling a zoning site plan, being basically an analysis of  
5 the entire site to deal with traffic, ADA accessibility  
6 issues, and that's 22,800.  
7           Our landscape architects are on board because  
8 we potentially have to bring the entire landscape up to  
9 code, buffers, parking lot landscaping, et cetera. Their  
10 initial fee is \$5,000.  
11           We have to potentially bring the entire site  
12 lighting up to code to meet our dark sky ordinance and  
13 other -- and the site lighting limitations, and the  
14 engineers will do that for \$32,020. And then Grenier has  
15 an additional 3,000 of administrative fees to be able to  
16 manage that project.  
17           **MS. COX:** That's \$115,005.  
18           **MR. SWAIM:** Thank you, Jannie, yes. So these  
19 fees are also within -- within the budget of what we have  
20 allocated for the project, actually well under. We're  
21 anticipating that, once we determine exactly what needs to  
22 be done, there will be some additional fees on this  
23 contract coming forward. But this is something that is  
24 key for the overall project that will support the Eckbo  
25 project that's already ongoing as well as the addition of



1 other things, so we recommend approval of this contract as  
2 well.

3 **CHAIRMAN McCUSKER:** Mr. Marquez.  
4 **MR. MARQUEZ:** I was going to initially ask you,  
5 when you mentioned bringing it up to code, kind of what  
6 the buckets would have been, and you kind of nailed it  
7 with the different fees that we're paying.

8 I'm just curious. Visually as you look at the  
9 TCC after it's brought up to code, how much different does  
10 it now look -- how much to re-modernize it simply from  
11 the -- I guess the customer experience perspective, the  
12 TCC with different lighting, ADA accessibility, sidewalks,  
13 et cetera?

14 **MR. SWAIM:** Well, certainly the lighting will  
15 be improved and hopefully be a safer condition as well as  
16 more energy efficient. If we go to LED lighting, et  
17 cetera, you'll be saving money that will help pay for  
18 itself. You know, the handicap accessibility will  
19 certainly improve our fan experience. We want to be able  
20 to get a connection, Broadway and Granada, a street car  
21 stop, to be able to actually get our street car riders up  
22 into the convention center. We think it would be very  
23 valuable.

24 Unfortunately, some of these things will be  
25 underground dealing with other -- some of the landscaping

1 may be improved. I know that some of the -- some of the  
2 trees and things are older, died off and that sort of  
3 thing, so we'll need to see if we replant to shade parking  
4 spaces per the current code and that sort of thing.

5 **MR. MARQUEZ:** How much will the historical  
6 piece come into play, landscaping and things at Eckbo?

7 **MR. SWAIM:** So that center core of the campus,  
8 which is the historic Eckbo Plaza, that is -- that has  
9 separate limitations of bringing that up to code and  
10 certain elements will be grandfathered, but otherwise --  
11 but that's part of that Eckbo project to determine how do  
12 we deal with the dark sky ordinance for lighting and still  
13 maintain the historic status, similar types of things with  
14 landscaping as well, so there's some different issues with  
15 that, but it is dealing with the entire campus.

16 **MR. MARQUEZ:** Great. Thank you.

17 **CHAIRMAN McCUSKER:** I think we had a motion and  
18 a second to approve the 115,000 and change.

19 **MR. SHEAFE:** We didn't quite get there yet.  
20 Jannie, do you want to put the motion forward?

21 **MS. COX:** No, you go ahead.

22 **MR. SHEAFE:** Okay. The motion is that we  
23 authorize counsel to complete the agreement with Grenier  
24 Engineering for the roughly 115,000 as read into the  
25 record, and once completed, the authorization will be for

1 the executive officers to sign.

2 **MS. COX:** Second.

3 **CHAIRMAN McCUSKER:** Any further comment or  
4 questions?

5 (No oral response)

6 **CHAIRMAN McCUSKER:** Brandi, call the roll.

7 **MS. HAGA-BLACKMAN:** Edmund Marquez.

8 **MR. MARQUEZ:** Aye.

9 **MS. HAGA-BLACKMAN:** Jannie Cox.

10 **MS. COX:** Aye.

11 **MS. HAGA-BLACKMAN:** Chris Sheafe.

12 **MR. SHEAFE:** Aye.

13 **MS. HAGA-BLACKMAN:** Mark Irvin.

14 **MR. IRVIN:** Aye.

15 **MS. HAGA-BLACKMAN:** Jeff Hill.

16 **MR. HILL:** Aye.

17 **MS. HAGA-BLACKMAN:** Fletcher McCusker.

18 **CHAIRMAN McCUSKER:** Aye.

19 Phil, thanks for all the hard work on this.

20 While you're there, just kind of update

21 everybody on the timing and status of the overall project,  
22 kind of what's going on now, what's next, what happens  
23 after that.

24 **MR. SWAIM:** Well, the renovation of the  
25 existing meeting rooms will start in late April and be

1 completed in the months of May and June before the heavy  
2 schedule starts back up in July and they're out of  
3 commission or they're fully occupied for the rest of the  
4 year.

5 We then are sequencing to be able to then  
6 renovate the ballrooms and then the exhibition halls as  
7 well by the end of 2020 with the goal of actually having  
8 that work as completed as much as possible by the time the  
9 hotel and the parking lot garage are also complete by  
10 December of 2020.

11 **CHAIRMAN McCUSKER:** And Eckbo is in phases, so  
12 the southern section, so-called upper plaza, gets  
13 renovated first?

14 **MR. SWAIM:** That's correct. And so that work  
15 we anticipate to start in June. So outside the ticket  
16 office area, that area will be restored so that we do that  
17 in phases. So when the dust settles at the end of 2020,  
18 we actually have -- the west side -- or east side along  
19 Church will be complete with the parking garage, hotel and  
20 upper plaza.

21 **CHAIRMAN McCUSKER:** Then the lower plazas or  
22 the northern sections move into 2021 then?

23 **MR. SWAIM:** That is correct.

24 **CHAIRMAN McCUSKER:** That's coincidental to the  
25 music hall/Leo Rich schedule?

1 **MR. SWAIM:** That's correct.  
 2 **CHAIRMAN McCUSKER:** And then the final phase is  
 3 the lot C garage?  
 4 **MR. SWAIM:** Correct. And so the construction  
 5 of the lot C garage and the meeting room addition, we'll  
 6 need to be able to coordinate with the team to make sure  
 7 that we're not impacting parking negatively. Our goal is  
 8 to not take two parking lots out of commission at the same  
 9 time, so that's something we'll need to be able to  
 10 coordinate to make sure it occurs.  
 11 **MR. SHEAFE:** A couple points, Phil, just for  
 12 clarification.  
 13 You indicated that there's two different  
 14 things. We're doing rebuilds on the existing meeting  
 15 rooms, then we're going to add 18,000 new square feet,  
 16 which will start roughly a year from now?  
 17 **MR. SWAIM:** That is correct.  
 18 **MR. SHEAFE:** And so it's really two different  
 19 balls that are going to be -- one will be done and the  
 20 other one will start up?  
 21 **MR. SWAIM:** Absolutely.  
 22 **MR. MARQUEZ:** You mentioned the front area of  
 23 the ticket office, the east side of the TCC. I keep  
 24 thinking about the trees there. Half of them are dead,  
 25 some are alive, the bricks kind of being lifted up from

1 the roots. I'm going to guess you have to pull a bunch of  
 2 trees.  
 3 **MR. SWAIM:** Absolutely. Glad you mentioned  
 4 that. We have to deal with that, so -- but you're exactly  
 5 right. All that is part of that historic plaza, so part  
 6 of the challenge with that, as you mention the trees, some  
 7 of those were originally olive trees and other things that  
 8 are no longer allowed because of pollen and things like  
 9 that, so we're actually going through a process of  
 10 selecting a different type of tree that still meets the  
 11 original historic status but is something that will be  
 12 more drought tolerant.  
 13 And we're also dealing with coming up with  
 14 solutions to be able to irrigate the trees and not have  
 15 their roots come up and damage our plaza again and create  
 16 the tripping issues that we've got right now, so --  
 17 **MR. MARQUEZ:** That's all part of the major  
 18 upgrade?  
 19 **MR. SWAIM:** Absolutely. The water features,  
 20 the lighting, there's a lot to be -- a lot to be happening  
 21 with it.  
 22 **CHAIRMAN McCUSKER:** Just an FYI, I think the  
 23 city's on board, SMG's on board, the historical folks are  
 24 on board. The intent is to restore the Eckbo Plaza to its  
 25 original design.

1 **MS. COX:** But more shallow? The water will  
 2 be --  
 3 **MR. IRVIN:** No.  
 4 **CHAIRMAN McCUSKER:** No.  
 5 **MS. COX:** The water won't be more shallow?  
 6 **CHAIRMAN McCUSKER:** Untouched, so it would  
 7 return back to the way it was built in the '60s, same  
 8 depth, same appearance, same landscaping, same vegetation  
 9 to the extent that we can. That's the purest way to do  
 10 that. We're still waiting for risk management to weigh in  
 11 on that, but there are other areas of Eckbo waterscapes  
 12 around the country that have access right up to the edge  
 13 of the water. We've indicated that's our preference.  
 14 That's clearly the preference of the historical  
 15 constituency, is to return it to the way Garrett Eckbo  
 16 designed it. That means all the public art, some of it  
 17 rather goofy, would be relocated and the plaza would look  
 18 the way it did when Garrett Eckbo finished it.  
 19 **MR. SWAIM:** Absolutely.  
 20 So there actually is one other additional item  
 21 I think that's on your list to allow Sun Plus Concord to  
 22 go ahead and proceed with the renovation of the existing  
 23 meeting rooms, and that is their GMP number one,  
 24 guaranteed maximum price number one, that is in front of  
 25 you. And, of course, I grabbed my schematic design

1 estimate as opposed to GMP one. I believe it's  
 2 3 million --  
 3 **MR. SHEAFE:** 3.2.  
 4 **MR. MARQUEZ:** 3.4?  
 5 **MR. SWAIM:** \$3,443,899.  
 6 **CHAIRMAN McCUSKER:** That's a lot of money,  
 7 \$3.4 million. Would you just kind of walk through what  
 8 the scope of that is?  
 9 **MR. SWAIM:** So that includes the renovation of  
 10 all the meeting rooms along -- the existing meeting rooms.  
 11 **CHAIRMAN McCUSKER:** This is not design, this is  
 12 actual construction cost?  
 13 **MR. SWAIM:** That's correct. And so with those,  
 14 we're bringing -- we're creating -- one of the meeting  
 15 rooms is what we're calling a boardroom. It will be a  
 16 very special for the high tech video conferencing, et  
 17 cetera, boardroom that I think will be a coveted place to  
 18 be able to meet. The rest are being upgraded from  
 19 lighting and sound systems and AV capabilities as well as  
 20 finishes, replacing the operable walls between them for  
 21 improved sound. The lovely drapes along the north wall  
 22 will be replaced as well. So all of that includes that  
 23 work.  
 24 This includes some of the long-lead items, so  
 25 we have some operable partitions to go into the exhibition

1 hall and other locations that we need to be able to order  
2 soon, so we want to be able to get those pieces going.

3 We actually have included the general  
4 conditions costs for the construction team for the entire  
5 project within this, so it's a little bit inflated, but  
6 that gives them the flexibility to be able to get all  
7 their things from insurance to other components all set up  
8 and go officially from here.

9 But at this point, we are within the budget  
10 allocated for the TCC renovation. We're still working on  
11 some scope to be able to see how we can expand that effort  
12 and to be able to maximize the dollars, but -- and we are  
13 on track and staying within the scope of the work.

14 **CHAIRMAN McCUSKER:** We need to move this on  
15 Concord GMP.

16 **MR. SHEAFE:** Well, let's put the motion forward  
17 that counsel complete the negotiation and prepare the  
18 documents to engage Concord's GMP on this at the budgeted  
19 amount, which has been read into the record, and then once  
20 prepared, the executive officers are authorized to sign  
21 for the board.

22 **MR. MARQUEZ:** Second.

23 **CHAIRMAN McCUSKER:** Any questions, comments?  
24 (No oral response).

25 **CHAIRMAN McCUSKER:** Brandi.

1 board, thank you very much. My name is Ian Stupar  
2 representing LB Boutique, which is a small business on  
3 Congress. I know you're not talking about the Congress  
4 Street reactivation stuff today, but we've been attempting  
5 since the November meetings to get in front of you all to  
6 propose getting some grant money for our new business that  
7 we've started, so -- I understand that we can't really  
8 talk too much about it today.

9 **CHAIRMAN McCUSKER:** You can talk for three  
10 minutes all you want.

11 **MR. STUPAR:** So we originally applied for a  
12 grant for 20 grand in November to build out our small  
13 business. It's a women's boutique, some home goods.  
14 We're located on 245 East Congress, so right across the  
15 street from HUD -- or between Yoga Oasis and now a tattoo  
16 shop. We're asking for the money for construction costs.  
17 With like the execution of our lease kind of bearing down  
18 on us, we pooled basically all of our personal resources  
19 to get the construction going, get the business open. It  
20 is doing well, but the financial assistance would still be  
21 key to continue the longevity of the business because we  
22 literally took like every single cent we had to get this  
23 done, you know, between all the unforeseen construction  
24 and first-time businesses for my wife and her partner.  
25 They're actually not able to be here today, so I'm a

1 **MS. HAGA-BLACKMAN:** Edmund Marquez.

2 **MR. MARQUEZ:** Aye.

3 **MS. HAGA-BLACKMAN:** Jannie Cox.

4 **MS. COX:** Aye.

5 **MS. HAGA-BLACKMAN:** Chris Sheafe.

6 **MR. SHEAFE:** Aye.

7 **MS. HAGA-BLACKMAN:** Mark Irvin.

8 **MR. IRVIN:** Aye.

9 **MS. HAGA-BLACKMAN:** Jeff Hill.

10 **MR. HILL:** Aye.

11 **MS. HAGA-BLACKMAN:** Fletcher McCusker.

12 **CHAIRMAN McCUSKER:** Aye, unanimous.

13 That's really exciting, Phil. Great work.

14 Thank you for all your help.

15 **MR. SHEAFE:** Order the petitions.

16 **CHAIRMAN McCUSKER:** We might be able to  
17 repurpose those drapes.

18 Okay. I think I've pretty much tabled  
19 everything else, Mr. Collins, One South Church, we're  
20 waiting on the Sunshine Mile, we've postponed El Presidio,  
21 so we've set some time aside for call to the audience.

22 Brandi, do we have anybody?

23 **MS. HAGA-BLACKMAN:** I have two.

24 **CHAIRMAN McCUSKER:** So Ian, come on up.

25 **MR. STUPAR:** Mr. Chairman, members of the

1 silent partner.

2 So we're going to still continue to try to be  
3 able to get \$20,000 to ensure that the business is able to  
4 succeed. And definitely this will be our first summer in  
5 Tucson. We kind of all know how it can be, especially for  
6 retail, just to be able to ensure that we're going to make  
7 it through and get through these kind of early trial  
8 periods to continue to be a business in Tucson.

9 **CHAIRMAN McCUSKER:** Thanks. Thanks for coming  
10 down. I think the plan is to agendize all that in March,  
11 but we'll make sure we're talking to you between now and  
12 then.

13 **THE WITNESS:** Second.

14 **MR. STUPAR:** Thank you very much.

15 **CHAIRMAN McCUSKER:** And Raul Ramirez.

16 **MR. RAMIREZ:** Thank you, Mr. Chairman and  
17 members of the board.

18 I was going to speak about the Presidio. You  
19 tabled it, but I thought I would still --

20 **CHAIRMAN McCUSKER:** Sure.

21 **MR. RAMIREZ:** So I just want to compliment you  
22 on the process. I thought it was really good. I  
23 participated in that and I know there was three of you  
24 there. You know, what I liked about it was that it  
25 involved citizen participation or community participation,

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1 economic development and historic preservation. I think  
2 that model is a good model, it works for communities, and  
3 so I was going to suggest that maybe that model could also  
4 be used in another historic area that's very dear to my  
5 heart, and that's the Menlo Park area. As you know, it  
6 has the Convento side and the Carrillo House, and I  
7 understand that Rio Nuevo is committed to complete the  
8 Carrillo House sometime in the future and also work on  
9 Mission Lane.

10 Related to that, there's been movement in the  
11 neighborhood. I'm talking about Barrio Sin Nombre or San  
12 Augustin as some call it. We're starting to do the  
13 infrastructure. As you may recall, that money came from  
14 Rio Nuevo returning the bond money to the city. The city  
15 then allocated it to that neighborhood. And so that  
16 infrastructure has three pieces. It has lights, these are  
17 solar lights where the solar lights are built into the  
18 lamp posts, and, you know, they comply with the dark skies  
19 ordinance. It includes paving of the streets and speed  
20 bumps. One of the reasons for the speed bumps is that  
21 people tend to cut through the neighborhood with Grande --  
22 well, it would be Mission and Grande as you're  
23 traveling -- each -- whatever way it's traveling, it  
24 depends on the time of day, but some people tend to cut  
25 through the neighborhood, so I'm hoping that something

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1 could be done in the near future. I know that there's  
2 also plans for the city to convey kind of some stakeholder  
3 meetings in the near future to discuss exactly, you know,  
4 what -- what can be done with the city land, the county  
5 land and Rio Nuevo land, which includes the landfill.

6 So thank you.

7 **CHAIRMAN McCUSKER:** Thank you very much.

8 Anybody else?

9 (No oral response).

10 **CHAIRMAN McCUSKER:** Okay. I'll entertain a  
11 motion to adjourn.

12 **MR. MARQUEZ:** So moved.

13 **CHAIRMAN McCUSKER:** Second, please.

14 **MS. COX:** Second.

15 **CHAIRMAN McCUSKER:** All in favor say aye.

16 (Motion made, seconded and passed unanimously)

17 **CHAIRMAN McCUSKER:** Thank you, everyone. See  
18 you in March.

19 (2:56 p.m.)

20  
21  
22  
23  
24  
25

	2:16;5:1,4	<b>agree (1)</b> 7:3	5:12	<b>audiovisual (2)</b> 25:2,6
<b>\$</b>	<b>accept (4)</b> 8:2;9:14;10:16; 17:19	<b>agreeable (2)</b> 20:8,12	<b>applied (2)</b> 16:15;39:11	<b>Augustin (1)</b> 41:12
<b>\$100,000 (1)</b> 13:3	<b>access (2)</b> 20:7;35:12	<b>agreed (1)</b> 17:4	<b>appointed (1)</b> 14:21	<b>authorization (1)</b> 30:25
<b>\$115,005 (1)</b> 28:17	<b>accessibility (3)</b> 28:5;29:12,18	<b>agreement (4)</b> 19:18;20:15;24:3; 30:23	<b>appraisal (10)</b> 16:6,24,24;17:3,15, 16,17,24;18:8,13	<b>authorize (3)</b> 20:14;24:3;30:23
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