

In The Matter Of:

*Rio Nuevo
Board Meeting*

May 26, 2020

May 26, 2020

Kathy Fink & Associates

2819 E 22nd St

Tucson, AZ 85713

520/624/8644



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1 RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT
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 10 BOARD MEETING
 11 Tucson, Arizona
 12 May 26, 2020
 13 1:07 p.m.
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 21 REPORTED BY:
 22 Thomas A. Woppert, RPR
 23 AZ CCR No. 50476
 24
 25 KATHY FINK & ASSOCIATES
 2819 East 22nd Street
 Tucson, Arizona 85713
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1 CHAIRMAN McCUSKER: We'll call this Rio Nuevo
 2 meeting to order. It is 1:07 p.m.
 3 Should we dare try the pledge?
 4 Brandi, do you have a flag?
 5 MS. COX: We do.
 6 CHAIRMAN McCUSKER: Irvin, you can put your
 7 flag away.
 8 Okay. I guess I'll launch it and make it
 9 easier. Please stand.
 10 MR. IRVIN: Is it going to flap?
 11 CHAIRMAN McCUSKER: You -- you flap.
 12 MR. MARQUEZ: He's been flapping since we got
 13 on.
 14 (Pledge of Allegiance)
 15 CHAIRMAN McCUSKER: Brandi, call the roll. I
 16 think everybody's here.
 17 MS. HAGA-BLACKMAN: Edmund Marquez.
 18 MR. MARQUEZ: Here.
 19 MS. HAGA-BLACKMAN: Jannie Cox.
 20 MS. COX: Here.
 21 MS. HAGA-BLACKMAN: Chris Sheafe.
 22 MR. SHEAFE: Here.
 23 MS. HAGA-BLACKMAN: Mark Irvin.
 24 MR. IRVIN: Here.
 25 MS. HAGA-BLACKMAN: I don't see Jeff Hill.

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 Brandi Haga-Blackman, Operations Administrator
 10 Mark Collins, Board Counsel
 11 * * * *
 12
 13 BE IT REMEMBERED that a meeting of the Board of
 14 Directors of the Rio Nuevo Multipurpose Facilities
 15 District was held via ZOOM, in the City of Tucson, State
 16 of Arizona, before THOMAS A. WOPPERT, RPR, Certified
 17 Reporter No. 50476, on the 26th day of May 2020,
 18 commencing at the hour of 1:07 p.m.
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 25

1 Fletcher McCusker.
 2 CHAIRMAN McCUSKER: I'm here. We indeed have a
 3 quorum. I have not heard from Mr. Hill.
 4 You have the transcription from the April 28th
 5 meeting. It's verbatim. Unless you have a change, I'll
 6 entertain a motion to approve.
 7 MS. COX: So moved.
 8 MR. MARQUEZ: Second.
 9 CHAIRMAN McCUSKER: This is the time we set
 10 aside for executive session. We need a motion to recess.
 11 MR. IRVIN: So moved.
 12 MR. MARQUEZ: Second.
 13 CHAIRMAN McCUSKER: All in favor say aye.
 14 (Motion made, seconded and passed unanimously)
 15 CHAIRMAN McCUSKER: Okay. So now we're going
 16 to leave this meeting, and then you should have an e-mail
 17 from Brandi to go to a private executive session Zoom.
 18 (Recess)
 19 CHAIRMAN McCUSKER: So I can entertain a motion
 20 to reconvene.
 21 MR. IRVIN: So moved.
 22 MR. MARQUEZ: Second.
 23 CHAIRMAN McCUSKER: All in favor say aye.
 24 (Motion made, seconded and passed unanimously)
 25 CHAIRMAN McCUSKER: Okay. We are back in

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1 regular session at the May 26th Rio Nuevo meeting.
2 Some brief comments from me, and then we'll
3 move on to the first few items, which are basically
4 related to finance and budget.
5 As you can tell from our agenda, it's kind of a
6 schizophrenic time for us. We're advancing these huge
7 projects, by my calculations, almost \$300 million of new
8 projects, which are, for the most part, financed by
9 outside parties and out of town parties. And I think it's
10 a real statement about how people are viewing Tucson,
11 particularly since the Forbes article came out.
12 But Bautista is advancing. Dan, I think we
13 funded that this week. That's a 70 some million dollar
14 project on the west side.
15 The TCC is moving very rapidly, \$65 million of
16 improvements.
17 If you've been by the Doubletree, it's on track
18 as is the Hilton around the corner.
19 We have an update from 75 East Broadway today.
20 The last time we talked to them, that had been upsized to
21 a 100 million dollar project.
22 And June 9th, the mayor and council will
23 entertain the abatement request for One South Church.
24 That's the conversion of One South to a luxury hotel, a
25 project which we've been nervous about, but they -- as a

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1 40 million-dollar project, they continue to advance that.
2 They're very excited about that location in Tucson. The
3 design is really cool and includes a public plaza with a
4 cut through between Broadway and Congress, a patio bar, a
5 restaurant. The old Caterpillar space, if you're familiar
6 with that building, will become a restaurant-bar. That
7 project's advancing, so people, including Rio Nuevo,
8 remain very bullish on Tucson's future.
9 In the meantime, we have deferred almost every
10 small project that we've been looking at. And, as
11 everyone knows, we forecast the next several months
12 possibly with zero or very little sales tax revenue.
13 So item number seven today is the budget.
14 We're not going to do our budget today, but indeed we're
15 going to talk about some assumptions that will go into our
16 budget. We'll take official budget action probably next
17 month. We are on the same fiscal year as the other
18 jurisdictions that we're involved with, July 1st through
19 June 30th.
20 Mr. Ortega's on the line. He's offered to kind
21 of give us an update on how the city is forecasting the
22 year, what's going on with how they view sales tax
23 revenue. The city gets about the same amount of sales tax
24 that we get. We get a portion of the state's, the city
25 gets theirs directly. So we're grateful, Mike, for you

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1 doing that.
2 So with that, Dan, let's go ahead and advance
3 the financial report.
4 **MR. MEYERS:** Okay. This is Dan Meyers. I'm
5 the CFO of Rio Nuevo.
6 So we're looking at the April 30th cash
7 balances. At the end of April, we had about a little over
8 \$7.7 million in the bank. It normally takes us three
9 months to receive our TIF allocation, but for the last
10 couple months, they've arrived a week or two early, so
11 that's why you see an 800,000 dollar deduction there,
12 because on May 1st, Bank of Oklahoma took \$800,000 out of
13 one of our accounts to pay debt service, so that leaves
14 really cash on hand just under \$7 million.
15 Look down toward the bottom of the page. We've
16 got commitments of 7.9 million. However, we deferred a
17 little over 5 million of those, so what's in the bank now
18 less our commitments we have to finish up, we've got about
19 a 4.2 million dollar balance there.
20 Typically we have an 810,000-dollar debt
21 service payment at the first of each month, so that would
22 be in play for June and July. I was just informed today
23 that that's going to drop to about \$750,000 in August
24 after we calculate everything. So we're anticipating --
25 we're working with the bank, our lender, and we're hopeful

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1 that -- I think we're pretty much encouraged that they're
2 going to make about four months' worth of the debt service
3 payments on our behalf out of the loan proceeds from last
4 fall's loans, so that's certainly going to free up some
5 capital for us.
6 I don't anticipate any income at least through
7 September. Some of our merchants have to go and amend
8 returns and we may get some spillover from that, but
9 hopefully Mr. Ortega can get some better light on this.
10 But I really don't know how the -- how the big box stores
11 have done through this. We know the restaurants have been
12 hit pretty hard, retail, so we're going to have to wait
13 and see what hopefully might come in in the next four
14 months. As far as our budget for now, it's coming in at
15 zero.
16 I've also started working on the budget with
17 the little information I've got to try to get our expenses
18 as minimal as possible, and then we can fund some of these
19 projects still. So in the next couple weeks, we're going
20 to be putting this budget together.
21 **CHAIRMAN McCUSKER:** So let's deal with the
22 cash. Any questions for Dan on the financial statement,
23 cash in the bank, items that we've committed to?
24 (No oral response).
25 **CHAIRMAN McCUSKER:** I think you do show a

1 slowdown. Brandi, I think we do show that we funded the
2 Bautista.

3 **MR. MEYERS:** We funded it in May. It just
4 shows it was paid on 5/5.

5 **CHAIRMAN McCUSKER:** Any questions for Dan?
6 (No oral response).

7 **CHAIRMAN MCCUSKER:** All right. Let's segue
8 into the budget item on number seven.

9 Dan, I think we had assumed coming into this
10 pre-budgeting we may have zero revenue for May and June.
11 Is that still your -- we might get something from May.
12 You heard from ADOR that they indeed intend to send us
13 something, so that would be positive; correct?

14 **MR. MEYERS:** That would be for June. We may
15 get a little something in June from March's sales.

16 **CHAIRMAN MCCUSKER:** And then going forward, I
17 think I heard you say in your report, you know, we should
18 assume no revenue for July, August and September.

19 **MR. MEYERS:** That's what I think as we sit here
20 right now. Hopefully I'll get some better news here in a
21 little bit. But yeah, I just don't think we should count
22 on any at this time.

23 **CHAIRMAN MCCUSKER:** And then what do you
24 think -- what kind of assumptions should we make October
25 through the remainder of the fiscal year?

1 Now, the reason that we did that is because we
2 are expecting the drop to be greater than 15 percent in
3 the first couple of months. You obviously get the JLBC
4 reports. We saw a report that just came through that said
5 it looked like somewhere about a 37 percent drop in some
6 of their transaction taxes. I don't know if that's just a
7 snapshot of one of the pieces I looked through to try to
8 get a handle on it. They did not revise or mention
9 revising their forecast, so I think they're still thinking
10 they're okay.

11 I'm expecting that we're going to see a pretty
12 good drop just like you. I think the report was you're
13 about three months behind your actual collection. We are
14 two months, so we'll be a good indicator for you. The
15 state is one month, and then they get theirs, at least in
16 theory or supposed to. It takes us about two months to
17 get ours.

18 We have not seen the impact of May yet. I'm
19 sorry, excuse me, of March yet. We won't see that until
20 the end of probably next week. Then we'll know what the
21 impact was in the March timeframe. Obviously the bad
22 months, if you will, are going to be June and July, that's
23 what we're expecting, and so we'll see some pretty
24 significant drops. At least that's what we're projecting.

25 Now, I will tell you the unknown for everyone

1 **MR. MEYERS:** I think -- I don't have my full
2 projection in front of me, but I think we assume -- say we
3 get \$1.3 million a month. I think our assumption is in
4 October we get about half that, November, three-quarters
5 of that and December hopefully will be up to the full
6 1.3 million. Again, that's probably an educated guess at
7 best.

8 **CHAIRMAN MCCUSKER:** Mike Ortega's on the line.
9 Mike, thank you very much. We're hopeful you
10 could shed some light on what the city's seen regarding
11 sales forecasts. Anything you can do to help us? I know
12 you're going through your own budget issues. Thank you
13 very much.

14 **MR. ORTEGA:** You're welcome, Fletcher. I wish
15 I had a crystal ball that worked. Mine broke a bit ago,
16 so I think your guess is as good as mine. I can tell you
17 the approach we've taken if that helps.

18 So we basically have looked at a variety of
19 different scenarios. The one that we landed on is average
20 drop in revenue over last year by about 15 percent. So
21 the way we did that is we assumed an average drop of
22 15 percent between July 1 and December 31. Then what we
23 did is we projected a two percent increase per month going
24 forward through July 1. So it basically is on the -- it's
25 flat, and then it goes up at a gentle slope.

1 at this point is online sales. As you know with the
2 Wayfair case about a year or so ago, about a year now,
3 we're all eligible for some aspect of that, and so --
4 of our sales tax from online sales, but that's an unknown.
5 There is not a way other than seeing all of the Amazon and
6 UPS and FedEx trucks driving around. We know it's pretty
7 healthy, but we have no way of knowing exactly. So that's
8 where we're hopeful, but we are still expecting a pretty
9 dramatic drop at least in the next three months.

10 I don't think we're going to go -- at least
11 some of the projections -- I understand based your base,
12 that you have to use zero revenue going forward for those
13 months. I do think that we'll see a recovery later in the
14 summer. And I think that by the end of the calendar year,
15 we will be back up slightly above the 15, probably up to
16 about a 10 percent drop. So if you kind of think of it,
17 it drops pretty dramatically, and then it starts to go
18 back up. But, again, just for ease of calculation, we
19 assumed a straight line of 15 percent from July 1 through
20 the end of the month.

21 That's the best I've got right now in terms of
22 our approach. And I can tell you we ran three scenarios.
23 We ran 20 and 25 percent average drops. I thought that
24 the 25 was probably too much, again, on average between
25 now and the end of the calendar year. The 20 we might be

1 closer to, but I still remain optimistic that we'll see a
2 little more of a turnaround in the fall. That should make
3 up for some of the huge hit that we're going to take.

4 **MR. MARQUEZ:** Yeah, I think the difficulty with
5 us is that we've got to exceed that base first before Rio
6 Nuevo gets any of our proceeds. So, you know, a 15
7 percent drop overall is going to do more damage to us than
8 normal, so that's the thing I kind of fear.

9 **MR. ORTEGA:** I wouldn't disagree with you. I
10 think that -- and I don't know what the percentage drop is
11 to get you back to that base, but even at that, you know,
12 depending on how much of that growth has been through last
13 fiscal year, we could definitely see zero for a couple,
14 three months or even longer.

15 **CHAIRMAN MCCUSKER:** Dan, it might be a good to
16 estimate budget -- do it by month, because each month has
17 a different base. And then if you look at last year and
18 chop 15 percent off that, we can see in each month if we
19 expect to exceed the base.

20 **MR. MEYERS:** I totally agree. I think we're
21 going to see a lot more detail than we have in the past on
22 this stuff.

23 **MR. ORTEGA:** Mr. Chairman, that's pretty much
24 what I'm recommending to the council, is to go through --
25 and I'm calling them a month-by-month spending plan. It

1 so basically the message is, let's not panic until we've
2 got about three, four months under our belt. But by
3 giving them a monthly review of the budget and the
4 expenses associated with operations, I can make realtime
5 adjustments if necessary.

6 So let's say that the revenues don't recover in
7 the fall. I can continue down the path of scaling back
8 expenses. And, quite frankly, if they recover better than
9 what we're anticipating, then I'm able to do some things
10 to give us a little more flexibility and give the council
11 more flexibility.

12 **CHAIRMAN MCCUSKER:** Thank you.

13 Any questions for the city manager?

14 **MR. SHEAFE:** I think one of the good news, as
15 Fletcher said earlier in the comments, is that, you know,
16 we're looking at 300 million of new investment
17 construction projects. We talked about one of them.

18 Marcel will be doing that on 75 East Broadway. And that
19 at least is a little glimmer of good hope, you know,
20 outside just the retail sales. So it's opportune that
21 those projects, Bautista and 75 East Broadway being the
22 most dominant, both of those getting underway. And you've
23 got quite a bit of construction going on with previously
24 approved projects as well, so those are good revenue
25 streams for the city.

1 gives us some opportunity to see the prior month revenue
2 and compare it to, you know, obviously where we were in
3 terms of budget or projections but then also develop a
4 spending plan for the subsequent month.

5 My thought there is it gives us some realtime
6 opportunity to react and, in addition to that, assuming
7 that it's a 15 percent reduction, I'm expecting that we'll
8 be able to plug some of those holes with some stimulus
9 money. But from an ongoing standpoint, I think we're
10 going to have to see some either increase in revenue over
11 the long term or a decrease in expenses. So by doing a
12 month-to-month review, if you will, it gives us an
13 opportunity, certainly would give you an opportunity to
14 react quickly.

15 **CHAIRMAN MCCUSKER:** Will you approve a budget a
16 month at a time then or will you still do an annual budget
17 and modify it month --

18 **MR. ORTEGA:** Mr. Chairman, what I'm proposing
19 is it will be an annual budget just very similar to what
20 we've done in the past. The difference is, is on a
21 monthly basis. I'll bring back actual revenues and then
22 give them a spending plan to consider should we need to .

23 Now, keep in mind that, again, it's on average
24 15 percent, so I do expect a pretty serious hit in the
25 first couple, three months probably beyond 15 percent, and

1 **MR. ORTEGA:** Mr. Chairman, just a couple quick
2 things. Number one, thank you for taking time to meet
3 with the mayor and I and Elaine to talk about this. And
4 we're happy to come back at the mayor's request to give
5 you an update in realtime.

6 I know Elaine is listening in as well. I'm not
7 sure if she's able to get the credentials to speak or not,
8 but I just wanted to let you know that we're working
9 really hard to make sure everybody's kept in realtime on
10 what's going on with all of this. There's a lot of balls
11 up in the air and we'll continue to be partners with Rio
12 Nuevo.

13 **MR. MARQUEZ:** This is Edmund. I have a
14 question.

15 Mike, last time you visited us, we talked about
16 the Cares Act, \$95 million, the determining factor,
17 whether or not it was COVID related and not in your
18 budget. Any update you can give us in regard to
19 maximizing that 95 million?

20 **MR. ORTEGA:** I don't -- I don't believe that we
21 have gotten the guidance -- or some of the guidance with
22 regard to reimbursing us for payroll expenses so I'm able
23 to charge against some of the payroll expenses for the
24 COVID even though they were co-budgeted, so that really is
25 going to help quite a bit. It's one-time money, but it

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1 gives us an opportunity to at least plug some holes going
2 forward.
3 The council is still looking at how to expend
4 those dollars. I did make a recommendation last meeting.
5 I gave them a list of thoughts that I asked them to be
6 considering and thinking about. Ultimately we'll take a
7 resolution to them for consideration based on feedback an
8 how those dollars would be expended. I know that some of
9 the council members are weighing in on that and asking for
10 certain things to be considered.
11 Ultimately the council has acted on
12 some dollars for the workers and families, small business
13 grants and for nonprofits. We're working on those
14 agreements now to try to button those up and bring
15 specificity to them. That would probably -- well, part of
16 the conversation will happen tomorrow at a special
17 meeting, but it won't be considered formally until
18 June 9th. June 9th's the next meeting and I expect at
19 that time they'll be able to do that. So once I get that
20 guidance, then I can report back as to what that might
21 look like.
22 **MR. MARQUEZ:** Great job.
23 **CHAIRMAN MCCUSKER:** Any other questions for
24 Mr. Ortega?
25 (No oral response).

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1 **CHAIRMAN McCUSKER:** Mike, thank you very much.
2 The city's done a great job staying in the loop with us.
3 I'm sure we'll be talking a lot over the next few days,
4 so thanks again.
5 **MR. ORTEGA:** Thank you, Mr. Chairman. We'll
6 certainly make ourselves available and keep you in the
7 loop.
8 **CHAIRMAN MCCUSKER:** Thank you.
9 So in terms of giving Dan some direction on our
10 budget, I think it's a really interesting idea what the
11 city's doing, kind of a monthly update. There might be
12 some lessons there, Dan, for us in that regard.
13 But, you know, what we had kind of asked Dan to
14 do for next year is kind of a zero base or bare bones
15 budget. It's make our revenue assumptions, which could
16 include zero revenue for July, August, September, some
17 increase over the remainder of the year versus what do we
18 absolutely have to spend money on, what's basically our
19 overhead, not to include any marketing dollars in that
20 budget or any sponsorship dollars in that budget. So this
21 is basically how do we survive budget making the debt
22 service payments, covering our overhead and that's it.
23 As we understand more about the financial
24 picture and to the extent we benefit from federal relief,
25 then I think we, you know, can come back month in, month

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1 out and look at some of the kind of things that we want to
2 support.
3 We also deferred another round of stimulus.
4 There may be an opportunity to do that if we attract some
5 other federal dollars, too.
6 So unless someone has a better idea, I think
7 what we're going to ask Dan to present to us is kind of an
8 overhead budget, very conservative revenue projections,
9 and we'll plan on reviewing that budget in every meeting
10 going forward.
11 **MR. IRVIN:** Fletcher, I think that's a great
12 idea. I really like not just the month to month, but I
13 think it's great, Dan, the way you talked about setting
14 that budget up so we can track because it changes month
15 to. We can track our revenues and the splits and all that
16 on a monthly basis and get a little bit more engaged in
17 that process that we've always just kind of assumed was
18 going to happen. So thank you.
19 **CHAIRMAN MCCUSKER:** Mr. Collins, I think we're
20 obliged to produce our budget by July 1st?
21 **MR. COLLINS:** Yes, Your Honor.
22 **CHAIRMAN MCCUSKER:** I like that. No, you
23 should -- you should keep doing that.
24 **MR. COLLINS:** Too many years, Mr. Chairman.
25 **MR. MARQUEZ:** Please don't start doing that,

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1 please.
2 **CHAIRMAN MCCUSKER:** I think it should be, Your
3 Honor, yes, Your Honor.
4 **MR. IRVIN:** I can tell you he's never called me
5 any such thing.
6 **CHAIRMAN MCCUSKER:** Okay. So we'll plan in our
7 June meeting to have an extensive review of our budget.
8 That does require a budget hearing and public input,
9 right, Mr. Collins? How in the hell are we going to do
10 that?
11 **MR. COLLINS:** Well, that's a good question.
12 Let me think on it. I'm sure Huna can help with that.
13 It's going to be different.
14 **MR. HAMMOND:** Yeah. Just let me know what you
15 need for access and we can figure out how to structure the
16 meeting.
17 **MR. COLLINS:** Thanks, Huna.
18 **CHAIRMAN MCCUSKER:** Yeah, we could have a
19 separate budget hearing, right, and have the public
20 participate in that. They could raise their Zoom hand, I
21 suppose.
22 Huna, let's see if we can figure out a way to
23 do that at least for the budget hearing part of June's
24 meeting.
25 **MR. HAMMOND:** Sure. No problem.

1 **CHAIRMAN MCCUSKER:** Any other advice, comments
2 on the budget?

3 (No oral response).

4 **CHAIRMAN McCUSKER:** We'll move on to 75 East
5 Broadway.

6 So Marcel's live. I think you have video and
7 audio. We're eager to hear your update.

8 **MR. DABDOUB:** Mr. Chairman, members of the
9 board. thank you again for allowing us to give you an
10 update. I think my partner Ron is on the line as well.

11 We -- we have at least addressed some prior
12 conversations. We have secured the funding for 80 percent
13 of the budget on a spec basis. Right now we are awaiting
14 confirmation on a 20 percent commitment and we are --
15 based on conversations we've had, we're expecting that
16 commitment to arrive this week, so that will -- that will
17 allow us to check off the -- you know, the capitalization
18 box.

19 And we -- in looking at our pro forma, it's
20 basically what -- what we have presented it would be with
21 an increase in the scale of the project. Previously it
22 was just the floors of commercial and -- and office along
23 with five levels of parking, and now we're at two floors
24 of commercial, five floors of office and four levels of
25 residential with some rooftop amenities. And as a result,

1 we actually increased the scale of the parking structure.
2 The parking structure has gone from being -- from
3 accommodating approximately 250 parking places to 514
4 parking spaces. And we would like to request a
5 proportionate increase in the rent payments under the
6 master lease to Rio Nuevo to be able to support that
7 increase in the parking structure under -- under a 10-year
8 lease with two percent increases.

9 **CHAIRMAN MCCUSKER:** I wasn't anticipating
10 taking action on that today. We can certainly discuss it.
11 I think generally we've indicated that we would support
12 the project pro rata, so I think you can assume going
13 forward, Marcel, that indeed we would do that. I think
14 we're kind of waiting for you to get everything buttoned
15 up before -- because there are a number of things we're
16 going to have to do as a board. We're going to have to
17 revise the deadlines, we're going to have to probably
18 revise the agreement with the county, so we were going to
19 take all of that under one action item.

20 Do you need any assurances from us that indeed
21 we'll support the increase?

22 **MR. DABDOUB:** At this time, Mr. Chairman, we
23 just wanted to basically let you know that we had assumed
24 a proportionate increase in our pro forma, and that's the
25 pro forma that's -- basically that was approved by our

1 equity partner on the east coast and that's being approved
2 by the funding source for the remaining 20 percent.

3 So in response to your comment, we expect to
4 have everything buttoned up before the next board meeting,
5 and we're happy to -- you know, we'll certainly come to
6 you with any announcement if all the agreements are signed
7 before then.

8 In terms of that last 20 percent, we will
9 certainly have a commitment before the next board meeting,
10 but I don't know if the documents for that 20 percent
11 portion will be signed by them. But certainly we expect
12 to have everything for the 80 percent.

13 **CHAIRMAN MCCUSKER:** For full transparency's
14 sake for those of you that have been following this
15 project, Rio Nuevo agreed to master lease the garage for
16 the prior developer. It was basically a per space amount.
17 Marcel's indicated that they would upsize the garage. Our
18 original commitment was about \$850,000 a year for the
19 original development, and if indeed they upscale the
20 garage, the ask of us would be that we would increase the
21 rent proportionately. So I think we're indicating our
22 favorable disposition toward that, Marcel, and we'll take
23 all that in formal action.

24 I think -- Mr. Collins, I think we've got to
25 extend their dates because I think we had a deadline of

1 this meeting for us to make a go, no-go decision on this
2 project.

3 So it sounds like you need at least until
4 mid-July probably, Marcel. Is that --

5 **MR. DABDOUB:** That's safe.

6 **MR. SHEAFE:** Why don't we move to extend the
7 deadline from May 30th to July 15th.

8 **MR. IRVIN:** Second.

9 **CHAIRMAN MCCUSKER:** Okay. So the motion is to
10 extend the deadline, the only deadline is really ours and
11 the county's to demonstrate the viability of this project,
12 from the end of this month through the middle of July.

13 All in favor say aye.

14 (Motion made, seconded and passed unanimously)

15 **CHAIRMAN MCCUSKER:** Okay. So we'll get that in
16 writing to you, Marcel. We have to have the county
17 concur, but that should give you time to wrap up
18 everything.

19 And it's just extraordinary even just here, you
20 know, that this project could go to 20 stories, you know,
21 on a project that a few months ago was dead to come out of
22 this pandemic approving that kind of budget. We're really
23 grateful. So good luck.

24 **MR. IRVIN:** Thank for blocking Mr. Collins'
25 view off the 19th floor. That has been a goal since day

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1 one. Thank you for that.
2 **CHAIRMAN MCCUSKER:** Any other questions of
3 Marcel? Anything else on 75 East?
4 **MR. IRVIN:** No.
5 **CHAIRMAN MCCUSKER:** All right. We'll see you,
6 Ron and Marcel, back here in June.
7 **MR. DABDOUB:** Thank you.
8 **CHAIRMAN MCCUSKER:** Thank you.
9 Item number nine, it shows you how flexible we
10 have to be. We just went from a 100 million-dollar
11 project to back dealing with our COVID 19 pandemic. I
12 don't know if any of you have been to the newly opened
13 restaurants and, you know, tried to see what restaurants
14 are doing versus the guidelines. The county's revised the
15 guidelines a couple of times, but indeed our restaurants
16 are back in business.
17 And, you know, I don't know what the new normal
18 is or what your expectation about the new normal is, there
19 may never be a new normal, but clearly testing employees
20 is a key to maintaining patron safety. And it's a real
21 issue for our restaurateurs to be able to afford to do
22 that at this time. So I just -- I put it on the agenda to
23 see if we have any interest as a board in supporting
24 financially the testing of all of the employees of the Rio
25 Nuevo restaurants.

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1 And, Brandi, we've done some work on estimating
2 this. We think there might be -- Brandi, tell me again
3 how many employees you came up with.
4 **MS. HAGA-BLACKMAN:** At least 5,000.
5 **CHAIRMAN MCCUSKER:** Around 5,000 employees.
6 **MR. IRVIN:** Fletcher, what's your understanding
7 on the various providers that are out there and what those
8 rough costs are today?
9 **CHAIRMAN MCCUSKER:** In the 60 dollar per test
10 range and with some volume discounts. There are several
11 labs, several brokers. It might make sense to RFP this, I
12 think that's Mr. Collins' recommendation, to get the most
13 competitive price with some kind of volume. We might do
14 better for our restaurants buying 5,000 tests than them
15 trying to buy 50, you know, so it might be less than that.
16 But it's going to be a half a million dollar kind of
17 thing.
18 **MR. IRVIN:** Fletcher, I wonder maybe, Brandi,
19 you could answer this as well. You know, restaurants are
20 important to us, but I kind of look at what we did with
21 our last stimulus opportunity. We focused on, you know,
22 retail small businesses that were, you know, generating
23 sales tax. Can we expand this slightly in your mind and,
24 if so, now what kind of numbers are we talking about if we
25 said, hey, it applied to anybody in the district that's

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1 generating sales tax? Now, I know that opens up the malls
2 and that kind of stuff, but I just wanted to have that
3 discussion.
4 **MS. HAGA-BLACKMAN:** Well, at that point, then
5 we're talking -- I mean, the restaurants are more than
6 that because you have multiple shifts. You know, like
7 Congress is a bar that's almost 24/7, although they're not
8 operating those hours right now. But then you've got
9 Safeway that has, you know, how many hundreds of
10 employees. I doubt that they would use this kind of
11 thing, but I can put some numbers together.
12 **CHAIRMAN MCCUSKER:** Okay. So the point about
13 the stimulus is we left out the big retailers. We thought
14 they were capable, you know, Target and Walmart and the
15 malls, you know, of managing. I would say the same thing
16 about testing, you know, that if we -- what we should do,
17 we should be beyond half of the small businesses or the
18 locally owned and operated businesses.
19 Which, by the way, from our last stimulus,
20 we've never published this, but almost 80 percent of our
21 dollars went to female-owned small businesses. So we
22 really did a nice job distributing those funds. And that
23 was kind of my thinking regarding the target for testing.
24 But, you know, it's at a time when money's
25 tight and, you know, do we want to commit to helping them.

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1 I think it could get them open sooner, which would have
2 sales tax implications.
3 **Mr. Marquez.**
4 **MR. MARQUEZ:** Forbes just mentioned that we
5 were a top 10 destination to live or visit after COVID-19.
6 I agree with keeping everybody healthy. I love the idea
7 of an RFP. I totally agree with Mark that we should open
8 this up to more just sales tax generating businesses, not
9 just restaurants.
10 I kind of like the idea of a fund. I almost
11 feel like people should come and kind of ask rather than
12 just kind of -- I mean, if you take 5,000 employees at \$65
13 a head, that's the last figure I saw, you're talking like
14 \$325,000. So I would be open to like a fund for \$500,000.
15 Obviously we want to be a safe community. We want to get
16 people back to business. We don't want this to be a
17 barrier of entry. I could kind of see them coming to us
18 and -- and we being pretty liberal with it but make sure
19 we're able to have them come apply for 10 tests and then
20 maybe go to a certain lab and just kind of keep this thing
21 organized and simple.
22 **MR. IRVIN:** It seems like it's the exact same
23 group predominantly that we just helped, and so, you know,
24 I think we've got a pretty snapshot on those. I agree
25 with you. At some point in time, I think we've got to

1 figure out exactly what that's going to cost. Obviously
2 we'll do that if we go off an RFP. I'm not sure it's
3 going to be at 65 bucks. I think those numbers are going
4 to continue to come down.

5 I also think it shows a great amount of
6 strength for the district to say, hey, you know, we
7 realize that we need to help these guys get reopened to be
8 a part of that solution rather than part of the problem.
9 So I'm not sure what that magical number is, Edmund, but I
10 like where you're going with that.

11 My own thought was -- is that, you know, there
12 are a bunch of -- you know, not the big Targets and the,
13 you know, big folks at the mall and this, that and the
14 other, but there are a whole bunch of mom and pop
15 retailers that, you know, pay sales tax in the district.
16 If we're going to be helping restaurants and try to get
17 the district back up and operating with all the, quote,
18 correct protocols, it sure seems to me that we shouldn't
19 ignore that group.

20 **CHAIRMAN MCCUSKER:** If we leave the economics
21 out of it, we could issue an RFP for 5,000 tests and
22 basically ask people to bid on that kind of volume and
23 show us that you're capable with some expediency of that
24 kind of volume, and then, you know, react to those RFPs,
25 Edmund. So maybe you set a cap, you know, we won't budget

1 more than \$500,000.

2 Jannie, you had something?

3 **MS. COX:** I do have a question.

4 In our initial package where we distributed
5 that \$1.3 million, we were not able to include businesses
6 that generated minimal sales tax like service businesses,
7 salons and daycare centers and gyms. Are we going to
8 include them because they're small, locally-own businesses
9 within our district? Will they be included this time?
10 Because I think they should be.

11 **CHAIRMAN MCCUSKER:** I would agree. That would
12 be my --

13 **MR. IRVIN:** They're part of the district.

14 **CHAIRMAN McCUSKER:** Yeah.

15 **MS. COX:** Yeah. They were not part of our
16 first package, so it would be a little bit different. It
17 wouldn't be the same people being eligible. It would be
18 expanded.

19 **MR. IRVIN:** I kind of like the idea, you know,
20 that we say we're going to do up to, you know, 5,000 tests
21 and put out an RFP. When the numbers start coming back
22 in, we can kind of look to see were we overly generous or
23 not generous enough. But, Jannie, I completely agree with
24 you. I think the service -- you know, that's all part of
25 getting downtown back and operating, so I'm totally fine

1 with that.

2 **CHAIRMAN MCCUSKER:** There are federal dollars
3 for COVID-19 testing. They're not directed at us, but
4 there may be a way we could negotiate some of them to flow
5 to us from either the state or the county or the city.

6 So, you know, we may end up spending our own money, we may
7 find a way that we could get some outside resources.

8 So if someone wants to make a motion --

9 **MR. MARQUEZ:** I'll make a motion. I move that
10 we instruct Mark Collins to put out an RFP for 5,000
11 COVID-19 tests.

12 **MR. SHEAFE:** Second.

13 **CHAIRMAN MCCUSKER:** Okay. So we can deal with
14 this in the RFP. I assume you want to allow the executive
15 officers to select the vendor. You would need to make
16 that a part of your motion. But there are a variety of
17 COVID-19 tests. There's the antibody test, there's, you
18 know, the virus itself test. You know, I think if we just
19 work those details out in the RFP, then the executive
20 officers are allowed to issue them.

21 **MR. MARQUEZ:** Yeah. So I'll amend to allow the
22 executive officers to approve that.

23 **MR. SHEAFE:** We can come back to the board with
24 a recommendation of how to proceed. At least we'll know
25 what it is, because the technology on this is changing

1 virtually every day.

2 **MR. IRVIN:** Could we put a fuse on this, a real
3 short-term fuse? Is it reasonable to get something out
4 quickly and ask for a response quickly? What's our notice
5 provision for stuff like that?

6 **MR. COLLINS:** The notice provision is we need
7 to wait 10 days at the bare minimum. And there's going to
8 have an evaluation committee. That's part and parcel of
9 an RFP or an RFQ. And I think this is going to be an RFP
10 because I think what you're looking for is the lowest
11 bidder.

12 **CHAIRMAN MCCUSKER:** A hard bid, yeah, that's
13 right. We could put some medical people on the evaluation
14 committee with us.

15 **MR. MARQUEZ:** If you did a 10-day notice, it
16 would coincide with the June 8th opening of the city by
17 Mayor Romero.

18 **MR. COLLINS:** If I got it out today, you mean.

19 **MR. MARQUEZ:** You can do it. I have faith in
20 you.

21 **CHAIRMAN MCCUSKER:** We have a motion and a
22 second. Any other conversation? I think Edmund did amend
23 that to provide for the executive officers.

24 But, Mr. Sheafe, you then mentioned your intent
25 to bring it back to the board, so do we need that

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1 amendment?
2 **MR. MARQUEZ:** I amend that we bring it back to
3 the board.
4 **CHAIRMAN MCCUSKER:** That doesn't mean --
5 **MR. MARQUEZ:** So my --
6 **CHAIRMAN MCCUSKER:** So we have a motion and a
7 second to authorize the RFP. You offered an amendment
8 then to allow the executive officers to approve that,
9 which did not get a second.
10 **MR. MARQUEZ:** Who seconded it, Chris?
11 **MR. IRVIN:** Chris Sheafe.
12 **MS. COX:** Chris.
13 **CHAIRMAN MCCUSKER:** Did you second the
14 amendment, too, Chris?
15 **MR. SHEAFE:** Yes.
16 **CHAIRMAN MCCUSKER:** Okay. So we have an
17 amended motion to release an RFP for 5,000 tests and
18 provided the executive officers can approve that, we would
19 appoint some sort of evaluation committee. But the
20 implication is that the executive officers would do it.
21 **MR. COLLINS:** Just for clarification, Mr.
22 Chairman, the executive officers would give the go with
23 the issuance of the RFP, right?
24 **CHAIRMAN MCCUSKER:** Well, I think the amended
25 motion sounded like it was to approve the vendor.

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1 **MR. MARQUEZ:** It was to approve.
2 **MR. SHEAFE:** The motion does not include
3 spending money without coming back to the board. That's
4 sort of the assumptions since -- so really what it is, is
5 it lines up the vendor, figures out what tests we're
6 talking about and approves that relationship. Then we
7 have to figure out is this the right move and is it the
8 right volume. And, you know, we'll do that between now
9 and the next meeting.
10 **MR. IRVIN:** So, Chris, unless I'm missing
11 something, and, Mr. Collins, please chime in, so since we
12 know you're not going to get the RFP out today, even
13 though Mr. Marquez would like that to occur, I'm kind of
14 guessing it's not going to happen, so it's probably
15 sometime, you know, in the next couple of days, and then
16 we've got 10 days. How does that line up with our next
17 board meeting? Does it make it all possible at our next
18 board meeting that the executive officers could come
19 back to the board and say, you know, here's what things
20 look like and here's what we'd like to do, or how does
21 that -- because I think we're to need -- I agree with
22 Fletcher. I think we're going to need some medical people
23 to sit with us and give us some advice and counsel as we
24 start to look through this.
25 **MR. COLLINS:** Well, the next board meeting is

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1 the 30th of next month, so if we got out the RFP this week
2 with the short fuse, we should be able --
3 **MS. HAGA-BLACKMAN:** The 23rd is the next
4 meeting.
5 **MR. IRVIN:** 23rd.
6 **MR. COLLINS:** Wow. Okay.
7 **MR. IRVIN:** That's the reason I asked.
8 **MR. COLLINS:** I'm showing it's the 30th. Okay.
9 **CHAIRMAN MCCUSKER:** What's the website date,
10 Brandi, the 23rd?
11 **MR. SHEAFE:** The 23rd at 2:00 p.m.
12 **MR. IRVIN:** 1:00 o'clock. 1:00 o'clock on the
13 23rd.
14 **CHAIRMAN MCCUSKER:** We can do that.
15 **MR. IRVIN:** Let me ask you guys a question. I
16 mean, given that situation, to give everybody enough time
17 to do stuff, do we need to -- you know, I'm not sure why
18 you picked the 23rd because normally it's the last Tuesday
19 of the month. Is there any appetite to move that?
20 **MS. HAGA-BLACKMAN:** There's definitely -- if it
21 was moved up, I'd have to go back and see who could make
22 it on the 30th.
23 **CHAIRMAN MCCUSKER:** And it's a lot easier if we
24 keep it a Zoom meeting than trying to make it a public
25 meeting.

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1 All right. So we'll deal with the meeting date
2 later. We have a motion and second on the floor.
3 Everybody understand what you're voting on?
4 (No oral response).
5 **CHAIRMAN MCCUSKER:** Brandi, let's do a
6 roll-call vote.
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:** Fletcher McCusker.
16 **CHAIRMAN MCCUSKER:** Aye. I don't have a gavel,
17 I have a stapler.
18 **MR. IRVIN:** Use one of those guitars.
19 **CHAIRMAN MCCUSKER:** They're not touching
20 anything.
21 Okay. That motion passes. We'll have all that
22 hopefully together by the June meeting.
23 And, Brandi, let's confirm the date or if we
24 want to move the date.
25 Item number 10, the Tucson Convention Center, I

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1 have three items that we're going to discuss with our
2 architects. We have found some asbestos in the meeting
3 rooms. The good news is it didn't take a lot of money to
4 fix. We're going to talk about that and need to ratify
5 that.
6 We have a GMP-3 of about \$2.4 million to keep
7 everything on schedule there we're going to talk about,
8 and then our project managers have recommended an
9 architect firm to begin the design on lot C.
10 So, Phil, take it away.
11 **MR. SWAIM:** Mr. Chairman, members of the board,
12 Phil Swaim, Swaim Associates Architects.
13 So things are moving quickly out at the -- for
14 the renovation at the convention center, actually a
15 variety of different projects. As you mentioned, the
16 meeting room -- the existing meeting room renovations
17 started back in April. There is some existing spray-on
18 fireproofing that we were aware of. We did find that
19 there was some dust on the existing ceilings that had to
20 be removed that did test positive. We were able to get
21 that removed for a relatively minor expense that is
22 covered out of our contingency, so it's not -- it's not a
23 hit to the overall project budget. We did get air testing
24 that came back negative, and so we're in good shape and
25 things are healthy there at the convention center and

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1 moving forward, so --
2 **CHAIRMAN MCCUSKER:** To interrupt you, it sounds
3 like, Mr. Collins, I don't need to have anything approved
4 then. Is there something we need to ratify or -- since
5 it's still within the budget and they use
6 contingency dollars?
7 **MR. COLLINS:** Well, it's my opinion that each
8 of these GMPs should be ratified.
9 **CHAIRMAN MCCUSKER:** Okay. All right. We'll
10 come back to that when we get ready to vote.
11 Go ahead, Phil.
12 **MR. SWAIM:** So actually, I guess, to --
13 obviously Mr. Collins is correct. The way that we have
14 handled the subcontracts to do the asbestos abatement has
15 been -- our general contractor did ask that those -- that
16 the abatement contractor contract directly with Rio Nuevo.
17 You know, we can cover those costs, but -- out of the
18 contingency, but the -- the contract does need to be
19 approved, so --
20 **CHAIRMAN MCCUSKER:** Do you want to take these
21 one at a time then? Since we're talking about the
22 asbestos, do you want to go ahead and tell us who did the
23 work and what the amount is and we can ask that it be
24 ratified?
25 **MR. SWAIM:** Mr. Collins, do you have those

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1 contract numbers?
2 **MR. COLLINS:** That's Southwest Hazards, Phil?
3 **MR. SWAIM:** Yes, that's correct.
4 **MR. COLLINS:** \$19,035.31.
5 **CHAIRMAN MCCUSKER:** That seems low. Is there
6 another item there, Phil? Because I thought it was like
7 40.
8 **MR. SWAIM:** The 19,000 was for the abatement.
9 I think there's another small amount that's much smaller
10 than that for the air testing that follows the initial
11 testing as well.
12 **MR. COLLINS:** And I do think that, quite
13 frankly, was approved last time, but I'll double-check.
14 Bear with me.
15 **MR. SHEAFE:** Why don't we put a motion forward
16 that says that we approve the GMP for the abatement on the
17 improvement to the existing meeting space where asbestos
18 was involved and authorize counsel to work with our
19 consulting architect to confirm the actual numbers that
20 are correct and authorize counsel to move forward and have
21 the executive officers approve the amount provided the
22 total is within our budget.
23 **CHAIRMAN MCCUSKER:** That motion would work.
24 **MR. IRVIN:** I'll even second that.
25 **CHAIRMAN MCCUSKER:** It's a bit of a run-on

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1 sentence, but it's actually a damn good motion, I think.
2 **MR. IRVIN:** Yeah.
3 **CHAIRMAN MCCUSKER:** Okay. So we have a motion
4 and a second to approve a GMP for the asbestos removal and
5 authorizes the executive officers to finalize it. I think
6 that's a voice vote. All in favor say eye.
7 (Motion made, seconded and passed unanimously)
8 **CHAIRMAN MCCUSKER:** Mr. Sheafe, thank you.
9 Okay. Item next, Phil.
10 **MR. SWAIM:** So as the construction continues,
11 you have approved two construction guaranteed maximum
12 prices to date for the convention center renovation. We
13 have in front of us today a third one to be able to handle
14 the remaining portion that will cover the rest of the
15 renovation for the ballrooms, the exhibition halls and the
16 work there at the convention center. And so that is part
17 of a guaranteed maximum price.
18 The other project that is combined with that
19 that is moving forward now is some of the site work. As
20 you're aware, the Eckbo historic plaza, that renovation
21 work has been designed and we're going to start here in
22 June with the upper plaza next -- next to the ticket area
23 and off of Church so that -- with the goal that all the
24 work along Church, including the parking garage, will be
25 done by the end of the year.

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1 So Sundt plus Concord has proposed a GMP number
2 three that includes two items for the Tucson Convention
3 Center renovation. The total GMP including both projects
4 is \$2,441,971. Out of that, the TCC renovation is
5 1,265,501. And the portion for the Eckbo plaza, that is,
6 the first half of that portion, is \$1,176,470. That's for
7 the demolition, the removal of pavers, the grading and
8 some additional work that will get them going here in
9 June. They'll be back probably in -- at your June meeting
10 or July meeting with the remaining portion for that upper
11 plaza.

12 The TCC renovation work is all within the
13 project budget. They've done a great job with our GLHN
14 design team and the contractors to get the scope of work
15 done that you're after, including all the restroom
16 renovation and the work within the ex halls and the
17 ballrooms, so that's in great shape.

18 Eckbo, we're on task here for the upper plaza.
19 There's still a lot of work for us to do. The rest of
20 the -- all the Eckbo renovation for the main plaza, the
21 upper plaza, et cetera, will actually go on through 2021,
22 so we have lots of time and a lot of work to do as we
23 spend the remaining portions of that budget. But we -- we
24 do hope that we can get this GMP number three approved at
25 this meeting to keep them moving.

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1 **MR. SHEAFE:** Phil, in our last meeting, we
2 approved the upper section of Eckbo. And maybe Collins
3 would know, but I thought everything you're describing was
4 part of the original budget and I thought that was
5 approved in the last meeting.

6 **MR. SWAIM:** Sundt plus Concord did not have
7 their GMP formally prepared for us. We told you that that
8 was coming. And I think we have reviewed what that scope
9 is going to be, but they just provided that for us end of
10 last week.

11 **MR. SHEAFE:** So we actually approved it in
12 concept, but we didn't approve specific numbers?

13 **MR. SWAIM:** You are correct.

14 **MR. SHEAFE:** Okay.

15 **MR. MARQUEZ:** It's Edmund. Super exciting. It
16 sounds like we are -- sounds like we're on time, on budget
17 in regard to the TCC.

18 Just curious. From the construction side of
19 it, what are we seeing from COVID-19? It doesn't sound
20 like we've had any delay. And, you know, I think when we
21 initially started this project, the construction industry
22 was so hot we were kind of looking at the budget as well.

23 Are you actually seeing things improve in
24 regards to whether they have their plates full in regards
25 to what they're charging? Have things improved during

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1 COVID-19?

2 **MR. SWAIM:** Well, right now costs are pretty
3 stable. We haven't really seen them come down yet. There
4 are some subcontractors that are working hard to be able
5 to fill their plates going forward into this year and in
6 '21, so I think we're hopeful that we may see some bids
7 from some subcontractors actually tighten up.

8 The area that we're anticipating could have
9 some inflation is with materials, but we have not seen
10 that directly yet. I know our contractors have been
11 working very hard to be able to keep in touch with
12 suppliers to anticipate delays, and so far, we're in good
13 shape.

14 They've done a great job out on site to be able
15 to control that site. They take temperatures of any --
16 any subcontractor or any member from the design team that
17 comes on site, so they check in every day, manage that.

18 They've got hand washing stations throughout, so they
19 are -- they're working very, very hard to be able to keep
20 this as a safe site as I think most contractors in town
21 have been doing a good job.

22 So there have been a few projects in town that
23 have shut down, but, otherwise, here at the convention
24 center, we're taking advantage of the convention center
25 being closed. And actually -- we're hoping that will

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1 actually make them more efficient as they're now able to
2 work straight through and not have to stop on weekends for
3 events and some things. So they have actually structured
4 their contract that it has some allowances, so we will
5 actually see their savings as they are being efficient as
6 we move forward, which is great, so --

7 **CHAIRMAN MCCUSKER:** So, Phil, any time you
8 mention Eckbo and demolition in the same sentence, I'm
9 sure we freak out all sorts of historians. You know, just
10 assure us again that we're touching all the bases
11 regarding the various constituencies on the Eckbo
12 fountain, the historical commission, the Friends of the
13 TCC, anyone that might have a vested interest in what
14 we're doing in the upper plaza.

15 **MR. SWAIM:** Yes. So we actually have a monthly
16 meeting with key stakeholders to be able to keep them
17 informed, to get their advice and that sort of thing. We
18 have had a series of -- of controlled workshops with some
19 experts whether it's about (inaudible) design or historic
20 design and other things so that they'll be able to keep
21 the community in the loop as well.

22 And when we say demolition, that's probably --
23 that may be too rough of a term. This is really sort of
24 careful removal and numbering of brick pavers so they
25 could be replaced in the appropriate way. The thing that

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1 we're removing are the brick pavers that will be carefully
 2 stored and replaced. It's the concrete that has been
 3 heaved over the years by tree roots that is being actually
 4 demolished and that sort of thing.
 5 So just today -- earlier today, there was a
 6 presentation to one of the historic subcommittees for
 7 review, but you're correct, we've been trying to stay in
 8 close touch with all concerned so that there is not a fear
 9 that we're removing something inappropriately as we care
 10 greatly about the historic status of that plaza.
 11 **CHAIRMAN MCCUSKER:** Thank you.
 12 Okay. So we have a presentation for GMP-3,
 13 \$2.441 million. We need a motion to approve.
 14 **MR. SHEAFE:** So moved.
 15 **MR. IRVIN:** Second.
 16 **CHAIRMAN MCCUSKER:** I think everyone
 17 understands the scope of the GMP. Any questions?
 18 (No oral response).
 19 **CHAIRMAN MCCUSKER:** Brandi, call roll.
 20 **MR. MARQUEZ:** You're muted.
 21 **MS. HAGA-BLACKMAN:** Edmund Marquez.
 22 **MR. MARQUEZ:** Aye.
 23 **MS. HAGA-BLACKMAN:** Jannie Cox.
 24 **MS. COX:** Aye.
 25 **MS. HAGA-BLACKMAN:** Chris Sheafe.

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1 **MR. SHEAFE:** Aye.
 2 **MS. HAGA-BLACKMAN:** Mark Irvin.
 3 **MR. IRVIN:** Aye.
 4 **MS. HAGA-BLACKMAN:** Fletcher McCusker.
 5 **CHAIRMAN MCCUSKER:** Aye.
 6 Thank you very much. That's unanimous.
 7 Then finally, Phil, are you going to recommend
 8 an architect for lot C?
 9 **MR. SWAIM:** Correct. So within the plan of --
 10 the goal is to design a parking garage that will go in the
 11 lot C area west of the music hall. And in the effort to
 12 be able to spread the effort among the design community,
 13 we have -- we are recommending the architectural firm of
 14 Eglin and Bresler to design that garage. They have
 15 experience downtown with other parking garages and some of
 16 the historic issues, the review process downtown, and we
 17 think they would be a valuable architect to be able to do
 18 this design.
 19 They have submitted their proposal that is
 20 within the budget of \$442,500 to be able to do that design
 21 work. And we would like to be able to -- to get that --
 22 to get them started here in the month of June so we can
 23 actually combine that with some other site work and
 24 efforts going on within the project and see efficiencies
 25 there, too.

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1 (Discussion off the record)
 2 **MR. IRVIN:** Phil, this is Mark. A couple
 3 things. First, this selection, good choice, good
 4 recommendation. I've had a chance to work with those guys
 5 on and off for, you know, probably close to 30 years and
 6 they're a very strong architectural firm.
 7 Who's going to be our architect if we approve
 8 these guys on point? Who's it is going to be?
 9 **MR. SWAIM:** That's a good question. We've been
 10 coordinating a contract with Evan Eglin. I believe that
 11 with his partner, Todd Bresler, from my understanding how
 12 they work together, they work as somewhat of a team, but
 13 Evan has been the guy that we've coordinated with.
 14 **MR. IRVIN:** Okay. I'm fine with all of the
 15 above. So if there's no -- any other discussion, I'd like
 16 to make a motion to approve and allow the executive
 17 officers to sign it.
 18 **MR. MARQUEZ:** Second.
 19 **CHAIRMAN MCCUSKER:** Okay. So the motion is to
 20 authorize us to hire Eglin and Bresler to design the lot C
 21 garage. The fee is \$442,500.
 22 Brandi, call the roll.
 23 **MS. HAGA-BLACKMAN:** Edmund Marquez.
 24 **MR. MARQUEZ:** Aye.
 25 **MS. HAGA-BLACKMAN:** Jannie Cox.

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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. We're a consensus
 8 board. That's great.
 9 Anything else, Phil, on the TCC while you have
 10 our attention?
 11 **MR. SWAIM:** No. That's great. We very much
 12 appreciate it. We'll continue to make progress and
 13 hopefully we'll be bringing on another architect soon to
 14 be able to get going on our music hall, so --
 15 **MS. COX:** I have a question. I think -- I
 16 think, Mark, did you say that we're still finalizing
 17 things with the city on parking lot C?
 18 **MR. IRVIN:** Yeah, that is correct. What we
 19 have used those folks for, Jannie, is to do some
 20 preliminary sketches and some design stuff for us as we
 21 work through our issues with the city. We would not turn
 22 them loose until we have things nailed down.
 23 **MS. COX:** Okay. Thank you.
 24 **CHAIRMAN MCCUSKER:** All, right, Phil. Thank
 25 you very much.

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1 Item 11, I think we can really say we saved the
2 best for last. Mike is on line with us with his
3 architect. This is a real pleasure for us to talk about
4 the opportunity to bring Lerua's back to Sunshine Mile.
5 We've had extensive conversations with the family about
6 the opportunities to do that. They've looked at our
7 inventory of properties and have selected one that they
8 believe is ideal. So the conversation is how can we help
9 enable the relocation not unlike the conversation we had
10 with Rocco about putting an iconic Tucson brand as an
11 anchor tenant on the Sunshine Mile.
12 This would be the Friedman block, the so-called
13 donut hole block that we're looking at here. So we have
14 now Rocco's in Solot Plaza, Lerua's in the Friedman block.
15 It could be an outstanding start for us.
16 So, Mike, we'll kind of let you talk about what
17 your objectives are here and how we can help you get back
18 on track.
19 And introduce yourself and Steve there for the
20 record.
21 **MR. HULTQUIST:** Hi, everybody. I'm Michael
22 Hultquist, Jr. Steve Shell is my architect on this
23 project. Thank you for having us. And we just wanted to
24 introduce the location that we're very interested in.
25 It's 2245 East Broadway. It's at the end of the Solot

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1 Plaza.
2 **CHAIRMAN MCCUSKER:** Are you going to share some
3 with us? Do we have a slide?
4 **MS. HAGA-BLACKMAN:** Sorry?
5 **CHAIRMAN MCCUSKER:** Do you have a slide? Can
6 we show the building and the floor plan?
7 **MS. HAGA-BLACKMAN:** Mike, do you have your
8 presentation that you want to share your screen? I can
9 definitely share a Google map.
10 **MR. HULTQUIST:** I do not have one. I just have
11 hard copies that I e-mailed to everybody.
12 **MS. HAGA-BLACKMAN:** Okay. Well, hold on.
13 **CHAIRMAN MCCUSKER:** And I sent you the floor
14 plan via e-mail, so let's start with the site.
15 Go ahead, Mike. We'll pull it up on Google
16 Earth.
17 **MR. HULTQUIST:** So it's the end cap. It's
18 about 6,000 square feet which we plan to utilize. We want
19 to turn it into a Lerua's 2.0, if you will, with volume
20 production, catering production. It's a much bigger space
21 than we had on 2005 East Broadway. We've put together a
22 budget. And we want to build it in phases especially
23 because we're kind of concerned as to how they view us
24 downtown as a manufacturing facility when really we're
25 just a restaurant with a really high retail outlet. So we

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1 have a perfect design in place that we can open up as a
2 retail outlet and then move forward into a dining
3 restaurant, especially now with COVID-19 kind of being a
4 stalemate for us. But we pretty much have gone through
5 everything with our contractor, Stan Spears with Venture
6 West. And we've gone from A to Z on the property. The
7 property needs a lot of work.
8 **MS. HAGA-BLACKMAN:** Mike, I'm sorry for
9 interrupting. I'm going to pull up the Google map, and
10 then I'll pull up your PDF, okay?
11 **MR. HULTQUIST:** Okay.
12 **MS. HAGA-BLACKMAN:** Go ahead.
13 **MR. HULTQUIST:** So the end corner here which
14 suits our needs the best, there it is.
15 **CHAIRMAN MCCUSKER:** Is it the one address or is
16 it a combined address?
17 **MR. HULTQUIST:** Combined addresses on it.
18 2243, 2245 is what shows.
19 **CHAIRMAN MCCUSKER:** Right. Okay. And you
20 would combine those into a single --
21 **MR. HULTQUIST:** So the vacant lot would be our
22 favorite for a parking lot site. And we've pretty much
23 looked at every which way to make this location work for
24 us. And it gets pretty tight in front through the
25 Broadway corridor that's going to go through there, but in

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1 the front, we have enough room to put a little patio.
2 Right there we we're thinking a retail outlet or takeout
3 over the counter sales, but mainly the whole housing would
4 be a production kitchen for, catering, takeout, possibly a
5 ghost kitchen because of what we anticipate for sit-down
6 dining.
7 We actually haven't even reopened El Torero
8 because of the fears that are out there for a lot of our
9 customers who are older and have autoimmune disease, so
10 we've decided to stick with takeout only, which has shown
11 a big upswing. We have a good following from Lerua's that
12 followed us here. We anticipate that's going to happen
13 here. It's going to take six to eight months to build
14 this thing out, to get the proper permitting in place,
15 which is where Steve can answer most of those questions.
16 **CHAIRMAN MCCUSKER:** And, Steve, we do have a --
17 we have a floor plan I think you provided us.
18 Brandi, do you want to pull that?
19 We have a budget, and let's go to the floor
20 plan.
21 Yeah. So, Steve, I don't know if you want to
22 highlight any of your plans there, but I think we and the
23 public would be interested.
24 **MR. SHELL:** One of the number one things that
25 we've had to work through is (inaudible) with Russlyn

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1 Wells and Steve Shields of the city and we've kind of
2 burned up, you know, a year and a half basically trying to
3 look at other locations, and so when I came in, I'm having
4 to kind of battle some old history with Russlyn.
5 So what I was looking at doing was the fastest
6 and quickest way I knew to get the tamale operation in
7 this building. And that would be basically to remodel
8 more of the western end of the building, these spaces
9 along in here, this center kitchen area and then this back
10 building that would primarily be walk-in. And that would
11 be the primary tamale cooking area and the retail sales.
12 And then what I would do is I would -- there's
13 a whole parking area on that vacant lot that's next to
14 this that we would incorporate so that we could provide
15 all the on-site parking right now and not have to rely on
16 the Broadway corridor overlay.
17 So what I'm trying to do is get them in as
18 quickly as I can under the current land use and the
19 current code without any variances, without any special
20 acceptance, without any favors and get them up and
21 running, then work with Keri Sylvyn and the city on the
22 Broadway corridor overlay because we're actually one of
23 the first commercial users to even approach Keri Sylvan,
24 who's writing and doing the drafts and working with the
25 city on the overlay.

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1 So she's very interested to hear all the ideas
2 that we have and what we're bringing to this. And what
3 she's hoping to do, Keri Sylvan, is to kind of help us
4 usher in maybe a pilot project to start establishing some
5 of the architectural guidelines for how these buildings
6 are going to be reused because I know we still have some,
7 you know, people in town that definitely do not want to
8 see them modified and they want to keep them just the way
9 they are. That isn't exactly realistic, but I think we
10 can certainly take advantage of what's there and try and
11 impact the building architecturally as little as possible
12 and still create what I think everybody's trying to do.
13 After you read the overlay, it's very clear
14 what they're trying to do, but unfortunately, when we
15 received the draft, it was still in such an early stage
16 restaurants weren't even invited to take advantage of the
17 overlay district. And Russlyn Wells didn't even know
18 that. So this is still very, very early in the
19 discussions and the drafts.
20 So now what we're hoping is we can at least get
21 up and running and get the tamale side of this business
22 going while the city and us, Keri, we're all working on
23 the overlay so that we can hash out what the parking is
24 really going to be and the use of perishable foods and
25 manufacturing be allowed within the overlay and that way

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1 Lerua's would be allowed to sell off site and technically
2 move from a retail tamale store to a manufacturing
3 facility for perishable foods.
4 So there's a lot of things that still need to
5 be developed, you know, with the city to see how they're
6 going to look at this whole project. And I haven't begun
7 that conversation because obviously we're waiting to see
8 if this is even feasible on the financial side with Mike
9 and the family.
10 But now that I think we're getting to the point
11 to where we're actually cautiously optimistic about all of
12 this, I'm now ready to approach the city and Russlyn and
13 the rest of the planning department and start to pitch the
14 ideas that we're doing. We've already met with Keri
15 Sylvan. She now has a couple of the ideas that we
16 presented to her as far as how to, you know, basically
17 introduce restaurants into the Broadway corridor overlay.
18 **CHAIRMAN MCCUSKER:** Your timing is really good
19 in that regard, Steve, because, you know, we've been -- at
20 the city's invitation, we've been drafting the overlay for
21 the Country Club to Euclid section, which clearly this
22 would fit in. And our challenge was to be innovative,
23 creative, preserve history where we can, allow for
24 expansion. We do intend to focus on food and beverage.
25 That's always been the notion even as far back when

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1 Councilman Kozachik first conceived of this, so your
2 timing is really good in that regard. I think we could
3 really help with the city and some of the barriers you've
4 had outside of the district because of the overlay.
5 So let's go ahead and look at the budget. We
6 don't want to spend a lot of time because I know these
7 things move around, but, Mike, if you would just talk
8 about kind of overall what you anticipate the cost getting
9 you in there would be.
10 **MR. HULTQUIST:** That's the big question that
11 we've been kind of going over.
12 **CHAIRMAN MCCUSKER:** Brandi, that's the first
13 two pages if you could scroll backwards.
14 **MR. HULTQUIST:** So in here we have two columns.
15 The kitchen budget is really the most expensive.
16 Restaurants are really, you know, Ferraris running inside
17 of the main hall, if you will. So kitchens are very
18 expensive, so we've been looking at everything. The whole
19 building that sits at 2243 and 2245, in order to turn it
20 into a restaurant, all of what you see here needs to get
21 done. It needs to have all the HVAC brought up to code,
22 all the, you know, plumbing, sewage, grease trap, you name
23 it, all of these need to get addressed. And a lot of,
24 it -- you know, the shell of this building needs to be
25 completely brought to current building code, not only all

1 the safety code that it requires. It might need
2 sprinklers for fire and whatnot.

3 Our kitchen costs alone we've looked at. With
4 the rising cost of stainless steel, we're at 432,952. And
5 that is actually the entitlement amount that we are owed
6 by the URA for the preexisting kitchen that we left behind
7 at Lerua's, so that's a cost right there that we know
8 we're going to have to assume, which the URA owes us that.
9 That's our entitlement.

10 **CHAIRMAN MCCUSKER:** Doesn't that agreement also
11 provide that they would reimburse you for the
12 installation?

13 **MR. HULTQUIST:** They do provide for the
14 installation, but they will not pay for certain things
15 that don't -- that do not go with kitchen equipment.

16 **CHAIRMAN MCCUSKER:** So you really don't know
17 the final number that --

18 **MR. HULTQUIST:** We still don't (inaudible)
19 figure that out.

20 **CHAIRMAN MCCUSKER:** Brandi, scroll to the next
21 page. It's the --

22 **MR. HULTQUIST:** And here, this is really the
23 exteriors. These are things that, you know, we need to
24 see who's going to pay for these things because, like I
25 said, it sits pretty much as a vacant piece of land. You

1 **MR. IRVIN:** So, Fletcher -- well, first off,
2 Mike, good to see you. We're excited to have you guys
3 coming back on the Broadway corridor. We've missed not
4 having you there and looking forward to try to figure that
5 out.

6 Mr. Chairman, as you know, we had already
7 approved a transaction for Rocco's and we tapped the brake
8 pedal when all this COVID stuff happened. And Chris and I
9 were actually just talking. We need to revisit with him.

10 We will do that as part of this. But this is almost
11 identical, I think, to the situation that we had with him
12 where we said, hey, we're going to take care of the
13 building exterior and the parking lot and, you know,
14 bringing everything up to a shell, and then at that point
15 in time, we're going to provide you an allowance to do
16 what you need inside of that.

17 And to me, this one's almost identical.
18 Probably the only thing that's different is, is, Mike,
19 you've got some monies from some other places that
20 obviously Rocco's situation doesn't allow -- or doesn't
21 provide, but I would almost think this was like a
22 duplicate of that where we need to work out the economics.
23 I think we need to understand a few more things. But, you
24 know, Mr. Chairman, I would assume that we would do
25 something very similar to that, which would mean that we

1 know, it's just four walls and a roof, so the gas line,
2 the water heater, the sewage, all of these things need to
3 be improved. And we can't just go in and demo and put in
4 our kitchen and our hood system. We need to make sure
5 that adequate utilities, adequate HVAC work for these
6 pieces of equipment. And then not only that, but who's
7 going to pay for the parking lot, you know, how are we
8 going to have ADOT work in there so that we can have
9 traffic come through without interfering with loading
10 zones and unloading zones.

11 **CHAIRMAN MCCUSKER:** That's the advantage of you
12 signing up to go in early, but generally, these are all
13 the kind of things that we anticipated. As the major
14 developer, we have to share the burden.

15 So, Brandi, you can go back to gallery view.

16 So this basically is a million and change. The
17 numbers are going to move around some. It sounds like you
18 guys really are eager to move quickly. I think, you know,
19 we're prepared to address some of the challenges of
20 getting you in there in phases. I like that concept where
21 we can get you in. There's a lot of stuff going on around
22 you, the street, the parking, the construction, utilities,
23 sewer, you know, but to have Lerua's plant a flag I think
24 is really important.

25 So what's the board's pleasure here?

1 would, you know, improve the shell, we'll take care of all
2 the zoning and entitlement issues like we've talked about.
3 And, you know, in that deal, we had set forth a half a
4 million dollars towards improvements inside the space. To
5 me this one is almost identical. We still need to talk
6 about lease rate. I know you guys will get to that. But
7 I think as far as, you know, Mike wanting to know are they
8 in or are, I'd like to propose and make a motion that we
9 authorize up to a half a million dollars for the
10 improvement to the space outside of, quote, the vanilla
11 box.

12 **MR. MARQUEZ:** I'll second that.

13 **CHAIRMAN MCCUSKER:** So the motion and second
14 would be, Mike -- you know, the devil's in the details
15 obviously, but the board's prepared to authorize up to
16 \$500,000 to help you relocate. We would sit down with you
17 and divvy that up between you, the city and us, but I
18 think that would get you pretty close. And, you know, I
19 think it's a reflection of our interest in having Lerua's
20 back on Broadway and, you know, with Steve's help, I
21 think, you know, we have the advantage that we are
22 tackling the zoning there, which is a unique circumstance.
23 You shouldn't need an exception or a special use permit as
24 we build you into the overlay.

25 So I think it's a really great plan. We might

1 have to tweak it a little bit as rapidly as you want to
2 move, but I think we're prepared to move as quickly as you
3 can.

4 Do you care to comment on his motion? Is that
5 kind of what you're looking for? Is that -- you know,
6 anything else you need from us today.

7 **MR. HULTQUIST:** As soon as possible. It really
8 does rely, though, on what, downtown -- you know, the
9 city's going to do with permitting, how long they're going
10 to try to hold us up. Our contractor, Stan Spears with
11 Venture West, he's ready to go. We've got an installer,
12 (inaudible) Industries, they're ready to go.

13 **CHAIRMAN MCCUSKER:** Well, the city's as
14 interested in the Sunshine Mile as we are, so I think you
15 buy some partners with us when you get, you know, a site
16 identified.

17 So we have a motion and a second to authorize
18 up to \$500,000 to contribute to bringing Lerua's back to
19 those two addresses.

20 Any other questions, comments?

21 **MR. IRVIN:** The only thing that I would maybe
22 add to that, Fletcher, that motion, is that that would be
23 subject kind of like we have with Lerua's is coming back
24 to the board with a final structure and saying, hey,
25 here's what's what the overall deal looks like just like

1 **MR. SHEAFE:** To me it would be a lease
2 agreement, but counsel would need to put that together and
3 probably work with Keri Sylvan to do it. And we should
4 authorize counsel to complete that work and at the same
5 time facilitate getting Lerua's underway as rapidly as
6 possible.

7 **MR. IRVIN:** Mr. Collins, does that help us or
8 hurt us? You know, I'm kind of used to coming to an
9 agreement on what a deal looks like, and then once we've
10 got everybody on the same page, at that point in time,
11 authorizing, you know, the attorney to move forward, but
12 I'm not --

13 **MR. COLLINS:** Well, I do think this needs to
14 come back to the board. I understand the basic
15 parameters, but there are a lot of details that have not
16 been agreed upon. We can get started. I can certainly
17 work with Keri and try to get something back to the board
18 by the next board meeting.

19 **MR. IRVIN:** I'm good with that. That would
20 mean that we have a conceptual understanding for a half a
21 million bucks that we would invest in between now and the
22 next board meeting, that we try to nail down a bunch more
23 of those details? Is that your thought, Mr. Collins?

24 **MR. COLLINS:** It is indeed, Mr. Irvin.

25 **CHAIRMAN MCCUSKER:** I think what this does,

1 we have with -- we've agreed with Rocco's what we're going
2 to spend and we talked conceptually about what the deal is
3 going to look like, but we haven't actually cast it in
4 stone and put it on the -- you know, wrap it all up. So
5 what I would say is we probably to have -- even though
6 we have a conceptual understanding of what we want to do,
7 what we're going to do, we still need to work out some of
8 the economics, what the deal looks like, and when does the
9 lease start, how do we -- you know, I mean, I just think
10 there's a lot of pieces and it's almost impossible to, you
11 know, just say, hey, here's the deal, what it's going to
12 look like. You're talking about stepping into certain
13 things and doing them in a -- not all at the same time but
14 doing them in pieces. So I just think we need to kind of
15 talk through that kind of stuff and -- but I think if
16 you're comfortable with that. We're excited. We want to
17 figure this out.

18 **MR. SHEAFE:** Mark, would you like to add to
19 your motion to authorize counsel to put together the final
20 version using the numbers that have been presented and
21 come back to the board with the final version so that they
22 can plan and move forward as rapidly as possible.

23 **MR. IRVIN:** So, Chris, are you talking about
24 putting together rather than a lease agreement maybe a
25 memorandum of understanding like we talked about with --

1 Mike, is give you an address. The city knows that Rio
2 Nuevo's committed to helping you. We can begin the dialog
3 with Steve about the phase idea and start working with,
4 you know, the other planners on how you get in and out of
5 there and how you get the first part of your construction
6 built under the current code and, you know, tighten --
7 tighten up the rest of the budget.

8 But there shouldn't be any reason we can't move
9 as fast as you, Steve. I do think the city will relax
10 knowing that you're going to be part of the Rio Nuevo
11 Sunshine Mile. So, you know, we'll commit the money, and
12 then we'll commit to work with you to get this, you know,
13 work designed and done and get you in there as quickly as
14 we can.

15 **MR. HULTQUIST:** Absolutely.

16 **CHAIRMAN MCCUSKER:** These are GPLETs, right?
17 Collins, at the end of the day, this will be a government
18 lease?

19 **MR. COLLINS:** Yes, Mr. Chairman.

20 **CHAIRMAN MCCUSKER:** Okay. So we have a motion
21 and a second. If there are no other questions, Brandi,
22 call the roll.

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

24 **MR. MARQUEZ:** Mark Irvin amended his motion. I
25 second the amendment.

1 **CHAIRMAN MCCUSKER:** I don't think he did. I
2 think he withdrew the amendment.
3 **MR. MARQUEZ:** Okay. Then aye.
4 **MS. HAGA-BLACKMAN:** Jannie Cox.
5 **MS. COX:** Here.
6 **MS. HAGA-BLACKMAN:** Chris Sheafe.
7 **MR. SHEAFE:** Here.
8 **MS. HAGA-BLACKMAN:** Mark Irvin.
9 **MR. IRVIN:** Here.
10 **MS. HAGA-BLACKMAN:** Fletcher McCusker.
11 **CHAIRMAN McCUSKER:** Aye. We are indeed on a
12 roll.
13 So congratulations, Mike, Steve. Thanks for
14 your hard work. We'll be in touch as quickly as we can.
15 We'll get this documented. We'll let the city -- I see a
16 number of them are on the call. We'll get something going
17 as quick as we can.
18 **MR. IRVIN:** Hey, Steve, it was good to see you,
19 too. I forgot to mention that earlier. It's been a
20 while.
21 **CHAIRMAN MCCUSKER:** Did you give Tom, our
22 transcription, your name, Steve?
23 (Discussion off the record)
24 **CHAIRMAN MCCUSKER:** Go ahead and do that for
25 the record.

1 **MR. SHELL:** Steven Shell, S-h-e-l-l, architect.
2 Do you need my address?
3 **CHAIRMAN McCUSKER:** No.
4 **MR. SHELL:** Okay. Nice guitars by the way.
5 **CHAIRMAN MCCUSKER:** Yeah. Thank you. I had a
6 backdrop, but it made me look fuzzy, so you're getting to
7 see my home studio.
8 Thank you very much guys.
9 **MR. HULTQUIST:** Thank you, Mr. Chairman, and
10 thank you, board members. Appreciate it.
11 **CHAIRMAN MCCUSKER:** That's all that's on the
12 agenda. I'll entertain a motion to adjourn.
13 **MR. IRVIN:** So moved.
14 **MR. MARQUEZ:** Second.
15 **CHAIRMAN MCCUSKER:** All in favor say aye.
16 (Motion, made, seconded and passed unanimously)
17 **CHAIRMAN McCUSKER:** Great meeting. Thank you,
18 everybody. Talk to you soon.
19 (3:27 p.m.)
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25

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