

**In The Matter Of:**

*Rio Nuevo  
Board Meeting*

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*Jun 30, 2020  
June 30, 2020*

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*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 June 30, 2020  
 13 1:02 p.m.  
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 19  
 20  
 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  
 (520)624-8644

1 CHAIRMAN MCCUSKER: Okay. I think we're all in  
 2 attendance. Let's call this meeting to order.  
 3 Brandi, do you have a flag for the pledge?  
 4 MS. HAGA-BLACKMAN: I do.  
 5 Can you see it?  
 6 MR. MARQUEZ: Yep.  
 7 CHAIRMAN MCCUSKER: Please stand. And I guess  
 8 I'll lead.  
 9 (Pledge of Allegiance)  
 10 CHAIRMAN McCUSKER: Brandi, please call the  
 11 roll.  
 12 MS. HAGA-BLACKMAN: I'm sorry?  
 13 CHAIRMAN McCUSKER: Call the roll.  
 14 MS. HAGA-BLACKMAN: Fletcher McCusker.  
 15 CHAIRMAN McCUSKER: I'm here.  
 16 MS. HAGA-BLACKMAN: Jeff Hill.  
 17 MR. HILL: Here.  
 18 MS. HAGA-BLACKMAN: Edmund Marquez.  
 19 MR. MARQUEZ: Here.  
 20 MS. HAGA-BLACKMAN: Mark Irvin?  
 21 MR. IRVIN: Here.  
 22 MS. HAGA-BLACKMAN: Chris Sheafe.  
 23 MR. SHEAFE: Here.  
 24 MS. HAGA-BLACKMAN: Jannie Cox?  
 25 MS. COX: Here.

1 BOARD MEMBERS PRESENT:  
 2 Fletcher McCusker, Chair  
 3 Chris Sheafe, Treasurer  
 4 Mark Irvin, Secretary  
 5 Jannie Cox  
 6 Edmund Marquez  
 7 Jeff Hill  
 8  
 9 ALSO PRESENT:  
 10 Brandi Haga-Blackman, Operations Administrator  
 11 Mark Collins, Board Counsel  
 12 \* \* \* \*  
 13  
 14 BE IT REMEMBERED that a meeting of the Board of  
 15 Directors of the Rio Nuevo Multipurpose Facilities  
 16 District was held via ZOOM, in the City of Tucson, State  
 17 of Arizona, before THOMAS A. WOPPERT, RPR, Certified  
 18 Reporter No. 50476, on the 30th day of June 2020,  
 19 commencing at the hour of 1:02 p.m.  
 20  
 21  
 22  
 23  
 24  
 25

1 CHAIRMAN MCCUSKER: And you've seen the  
 2 transcript. Brandi sent the verbatim transcript. Unless  
 3 you have a change or amendment, I would need a motion to  
 4 approve the minutes.  
 5 MS. COX: So moved.  
 6 MR. MARQUEZ: Second.  
 7 CHAIRMAN MCCUSKER: All in favor say aye.  
 8 (Motion made, seconded and passed unanimously)  
 9 CHAIRMAN McCUSKER: Thank you.  
 10 This is the time we set aside for executive  
 11 session. For those that are dialed in, we always go into  
 12 exec first. The public meeting will start promptly at  
 13 2:00 o'clock.  
 14 I need a motion to recess to exec.  
 15 MS. COX: So moved.  
 16 MR. MARQUEZ: Second.  
 17 CHAIRMAN MCCUSKER: All in favor say aye.  
 18 (Motion made, seconded and passed unanimously)  
 19 CHAIRMAN MCCUSKER: Okay. So you should be  
 20 able to leave the meeting, and then we'll come back to  
 21 this same link.  
 22 (Recess)  
 23 CHAIRMAN MCCUSKER: I need a motion to  
 24 reconvene.  
 25 MR. IRVIN: So moved.

Page 5

1           **MS. COX:** Second.  
2           **CHAIRMAN MCCUSKER:** All in favor say aye.  
3           (Motion made, seconded and passed unanimously)  
4           **CHAIRMAN MCCUSKER:** Thank you.  
5           Welcome, everyone. I'm showing 32  
6 participants. This is the public session for the  
7 June 30th Rio Nuevo meeting. Obviously our priority today  
8 is our annual budget. We will actually convene a budget  
9 hearing here in a few minutes to go through that for the  
10 board and the public. It will also create an interesting  
11 virtual opportunity for people to comment on our budget  
12 during the public hearing session of the budget.  
13           Brandi, do we have anyone that's taken us up on  
14 the opportunity to comment?  
15           **MS. HAGA-BLACKMAN:** No.  
16           **CHAIRMAN MCCUSKER:** There you go.  
17           As you can tell from our agenda, this remains a  
18 surreal time for Rio Nuevo. We're dancing these huge  
19 projects that are very bullish on Tucson's future. The  
20 city council approved the One South Church abatement a  
21 couple of meetings ago, that project is going forward full  
22 speed, which will convert the bottom floors of the One  
23 South Church building to an extraordinary hotel property  
24 with a public patio, outdoor bar and restaurant. It's an  
25 unbelievable project, some 40 million-dollar project.

Page 6

1           We continue to be encouraged by the opportunity  
2 zone interest in Tucson. The Bautista looks like it could  
3 close in early July, a 70 million-dollar project on the  
4 west side. We're doing all we can to continue to advance  
5 that project.  
6           75 East Broadway looks like unbelievable news.  
7 They continue to move ahead on the now 100 million dollar,  
8 20-story project across the street from TEP.  
9           We remain on track with the Tucson Convention  
10 Center project, a 70 million-dollar renovation of that  
11 site.  
12           The Doubletree is on time, on schedule, on  
13 budget as is the Hilton properties across the street from  
14 the cathedral.  
15           So if you didn't know that we were virtually  
16 out of business all summer, you would be very optimistic  
17 about Tucson. Of course, our small businesses are locally  
18 owned businesses. Our restaurants really continue to  
19 struggle. I heard today the Hotel Congress is going to  
20 close for some period of time. I think most of the  
21 restaurants are really struggling trying to stay open  
22 during this spike, so I'm not surprised to see some of  
23 them still very reluctant to try and open given what we're  
24 facing with the pandemic.  
25           So you'll see in our budget hearing a dramatic

Page 7

1 impact on our revenue because of the COVID 19 situation.  
2 We'll talk about it in the budget portion of the meeting.  
3 But remember Rio Nuevo enjoys state tax, but it's above  
4 the 1999 base. So when Rio Nuevo was formed in 1999,  
5 there was a base amount of taxes established and all of  
6 that goes to the state and will continue to go to the  
7 state perpetually. Rio Nuevo was authorized to  
8 participate in the sales tax above that base.  
9           So Dan's done an unbelievable amount of work  
10 we'll talk about here in a few minutes identifying the  
11 base and how the base might affect us on a month-by-month  
12 basis going forward. And it's not a pretty picture. We  
13 expect to lose, you know, roughly 40 percent or more of  
14 our revenue next year.  
15           The good news is we are sitting on some cash.  
16 That's only because we virtually have just deferred every  
17 project that we were involved with except for the ones  
18 that I have mentioned. So part of what we're going to do  
19 today is prioritize how we look at the cash we have, what  
20 the budget looks like for next year and how not only do we  
21 survive but how we might actually help downtown rise  
22 again, so we're going to go through that here in a minute.  
23           Dan, let's hear your financial report before we  
24 go to the budget.  
25           **MR. MEYERS:** Okay. So even though this is the

Page 8

1 last day of June, this is the annual balances back on May  
2 31st.  
3           So we had about \$7.7 million in the bank --  
4 (Discussion off the record)  
5           **MR. MEYERS:** Okay. So I was saying that  
6 although today's June 30, this is May 31st balances. So  
7 as of the end of May, we had about \$7.7 million in various  
8 bank accounts that were available for use.  
9           You see March's TIF distribution of about  
10 \$830,000 in early June, and then just yesterday we  
11 received April's distribution. That shocked the heck out  
12 of me because it was \$1.2 million. I think it pretty much  
13 shut down April 1st, but Brandi and I have been doing a  
14 lot of work trying to get people to amend their sales tax  
15 reports, they're not preparing them properly, and we came  
16 up with about \$1.3 million in amended reports. Three of  
17 those were contractors. They've just not been filling the  
18 reports out properly. So we got a windfall of cash in  
19 April that finally came through, so that was great news.  
20           I think the downside of that is -- I think both  
21 the amendments now have been taken care of and we're on  
22 our own from this point on, but, regardless, it freed up  
23 some cash.  
24           Effective June 1st, we've been making our debt  
25 service payments into the reserve from proceeds of ours

1 that we got last September. That will continue through  
2 September, so we're not spending any of our cash on debt  
3 service at this point for over four months.

4 You know, you can see in the bottom part it  
5 lists all the projects we have, as Fletcher said, most of  
6 them deferred, so as of today, it looks like we've only  
7 got about \$1.3 million of cash going out for projects  
8 hopefully the next year, although that could change in  
9 many ways, but that's what we're seeing today.

10 Any questions on the current cash report?

11 **MR. SHEAFE:** Dan, it's important that you add  
12 that the million 295 that we received yesterday did not  
13 come from revenues that would normally support the  
14 district. It came from resubmitting past commitments by  
15 vendors, primarily construction contracts, that just sort  
16 of happened to fall into that one month and that's not an  
17 income stream that will continue.

18 **MR. MEYERS:** That's correct. Those -- some of  
19 those go back three years as a matter of fact, some of  
20 those amendments, and some just a year, but it's a  
21 pretty --

22 **CHAIRMAN MCCUSKER:** That's really a credit to  
23 staff, Chris. You know, we asked Dan and Brandi to look  
24 at a couple of things when we knew revenue was going to  
25 drop. One is to go back through people who have not

1 move closer to the mic for the budget session of this.

2 **MR. MEYERS:** Okay.

3 **CHAIRMAN McCUSKER:** I think the mic is why  
4 Brandi is making you switch.

5 Any other questions for, Dan?

6 (No oral response).

7 **CHAIRMAN MCCUSKER:** Okay. Mr. Collins, make  
8 sure I get this right. This is the time we've set aside  
9 for the annual hearing on the Rio Nuevo budget, so I  
10 actually need a motion to convene the budget hearing.

11 **MR. SHEAFE:** 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 this is the  
16 July 1st to June 30th next year draft budget. Some of the  
17 assumptions going into this for those of you that are  
18 watching and for the board to understand kind of how we  
19 built this, what we've asked Dan to do is obviously  
20 project the revenue above the cap on a month-by-month  
21 basis, and you can see that drops from the current year,  
22 16 million, to a little over 10 million.

23 We've also for budget conversation eliminated  
24 any of our marketing, our sponsor-budgeted items. That  
25 has been as much as a million dollars a year that we used

1 properly coded their tax returns, remember the Rio Nuevo  
2 code has to be entered manually, and to really birddog on  
3 the construction sales tax because they tend to be really  
4 slow filers. So I think a large part of that pick up was  
5 because of staff's efforts in both of those areas.

6 **MR. MEYERS:** Well, one other good thing, some  
7 of it actually came from Brandi when we were doing our  
8 purchase assistance back when this COVID thing hit. We  
9 kind of asked people to go back and make sure they were  
10 filing properly. We had one person for \$170 000 that  
11 Brandi tracked down. So, you know, if we continue to work  
12 on our relationships with our merchants, we'll make sure  
13 we understand we're all in this together as they say.

14 **MR. MARQUEZ:** Hey, Dan, it says the estimated  
15 monthly surplus is 250,000. Are we basically projecting  
16 bringing a million and then you brought in the 1.245?

17 **MR. MEYERS:** We budgeted for last year. We  
18 budgeted \$1.3 million a month coming in the door, and at  
19 that time, all we had was about 1,000,050, I think, so  
20 that was a 250,000-dollar excess we projected. As we all  
21 know, our numbers now are going crazy and I'm not getting  
22 any kind of a --

23 **MR. MARQUEZ:** Great job on the amendments.  
24 That's fantastic.

25 **CHAIRMAN MCCUSKER:** So, Dan, you might want to

1 to support events and other entities that attract business  
2 downtown, so we zeroed that out for the purposes of this  
3 budget. We've also not shown any obligation to the  
4 projects that we deferred.

5 What we wanted to demonstrate to ourselves was  
6 that, even with the traumatic reduction in revenue, we can  
7 support the business at hand. So indeed we can cover our  
8 admin costs and our debt service even on the reduced  
9 projected revenue amount, so in a nutshell -- I'll let Dan  
10 walk you through it. In a nutshell, it's a break even  
11 budget in terms of revenue versus expenses.

12 As you saw from Dan's prior report, we're going  
13 into the year with about 6 million or 6 and a half  
14 million dollars of cash at hand. I would call that  
15 reserves for this budget. So part of what we can discuss  
16 is what do you want to do with that money. Do we want to  
17 reinstate some of these marketing efforts, do we want to  
18 reinstate some of the projects that we've deferred, do we  
19 want to sit on that money until we have a better idea of  
20 what the future is going to hold for us.

21 We all assumed the economy was going to reopen  
22 when the governor reopened it, but we're now seeing  
23 restrictions on bars and restaurants that are voluntarily  
24 closing, so, you know, I think Dan will tell you that he's  
25 not highly confident even in these projections.

Page 13

1 So with that, Dan, walk through with us how you  
2 built the budget.  
3 **MR. MEYERS:** Okay. So what you're seeing on  
4 this here is basically the annual summary. I've gone  
5 through on a monthly basis and tried to estimate the  
6 revenue, which is kind of based on the prior year, that, I  
7 think, took out of the prior year revenue any events that  
8 were unusual and I tried to smooth it out by estimating if  
9 people had filed properly. So I did quite a bit of work  
10 in trying to come up with the actual revenue that would  
11 come in through our merchants for Arizona tax.  
12 From that then I subtracted the baseline and --  
13 and typically -- so that's where I kind of got my monthly  
14 numbers from. They are jumping all over the place because  
15 I based it on last year, but then I furthermore reduced  
16 that by 15 percent, which is what Mr. Ortega from the city  
17 of Tucson said they were doing for the city of Tucson  
18 community center, so, you know, I tried to put a little  
19 more of a plug in there and be conservative.  
20 So for the year based on those numbers, in the  
21 last six months, January 1st through June 30th, I pretty  
22 just used a million dollars a month, which is \$300,000  
23 less than we budgeted for the last fiscal year.  
24 So, anyway, the bottom line is we came up with  
25 a little over \$10 million in revenue and we estimated for

Page 14

1 2000 -- for this fiscal year 15.6, so significantly less,  
2 about two-thirds of what it was last year.  
3 And we got interest income. Most of that's  
4 generated from the money we've got sitting in our  
5 construction funds from the BBVA and Bank of Oklahoma loan  
6 last year, and then we got a little bit of rental income  
7 earlier this year.  
8 Caterpillar canceled their lease with us. It  
9 went down to a very small amount and they're going to  
10 forgive us the loan balance that we were going to pay  
11 them.  
12 So, anyway, that pretty much sums up the income  
13 for 2021.  
14 And then I just pretty much summarized our  
15 primary expenses. We can go down them fairly quickly.  
16 We've got a property at 2221 East Broadway that's sitting  
17 vacant at the time. It takes some costs. We've got  
18 occupancy costs. Now we're in a new building over here on  
19 Broadway, so we don't have any rental expense. The  
20 liability insurance stayed pretty much the same. As  
21 Fletcher mentioned, we did some huge numbers last year for  
22 advertising, marketing, merchant assistance and HUD-owned  
23 projects that cost, that was primarily the Sunshine Mile,  
24 and we've got our -- our payroll and we've got our legal  
25 fees, legislative fees, other special fees that come about

Page 15

1 throughout the year, our bid tax, which is the Downtown  
2 Tucson Partnership, and then some basic office costs, so  
3 that's about \$1.1 million.  
4 As I mentioned earlier, our debt service with  
5 this new fiscal year is going to \$750,000 a month. We've  
6 got three more months for that debt service we paid from  
7 our loan proceeds from last year, so we've got \$6,750,000  
8 in anticipated debt service coming out.  
9 And then you see the projects that we  
10 anticipate funding for this next fiscal year. And, as  
11 Fletcher mentioned, at the end of the day, I'm showing  
12 \$30,000 of profit.  
13 But I want to reiterate I'm just pretty much  
14 clueless on the TIF revenue for the next -- for the next  
15 fiscal year. I mean, good things could happen or maybe  
16 not so good things, but I think that's a pretty good guess  
17 for now. I just think we have to update this information  
18 quarterly as we see the numbers start coming in.  
19 **MR. SHEAFE:** Well, that's the important point  
20 here. In trying to build this budget, the only thing you  
21 can do is make assumptions, and we ended up with an  
22 assumption of a million dollars a month. We have no idea  
23 if that number is a million or 100,000 or zero or -- or a  
24 million 2. Based on what we're seeing so far, take April  
25 for example, which just came in, there wasn't any excess

Page 16

1 income that came in over the extra 1.295 million, so the  
2 reality is, if we start seeing a failure in our budget  
3 assumptions, we're going to have to quickly recast the  
4 numbers and maybe take a hard look at some of the other  
5 commitments that we've got. We've taken out a lot of the  
6 commitments that were originally there. The marketing  
7 commitment is probably the first target if we get into  
8 problems.  
9 It's very important that everybody who's  
10 looking at this realize that this is just a guesstimate.  
11 And I think the one thing that you can absolutely  
12 guarantee when you look at a budget that's put together in  
13 such an unsupportable environment is that what we  
14 budgeted, it won't happen. Something different is going  
15 to occur. Now, we're not going to figure out what that is  
16 until we've had a month or two of history and we get a  
17 chance to see it.  
18 So I'm just, you know, cautioning that these  
19 are nice numbers. They assume a million's coming in every  
20 month. We already know that the 6 million is reduced by  
21 2 million, a little over 2 million, because that's where  
22 the mortgage payments are going to be coming from, but we  
23 need to know where we're going before we start taking on  
24 any other obligations other than very minor ones.  
25 And, you know, the best we can do is make an

Page 17

1 assumption and ride that horse until it proves not to be  
2 viable.

3 **MS. COX:** I have two questions. Well, one is  
4 not necessarily a question, but as we do go through the  
5 year and if more funds become available, what I hope we  
6 will do is look only at the projects that have been  
7 deferred and not take on new projects, unless there's a  
8 huge case to do that, until we have completed our  
9 commitments to the projects that have been deferred.

10 **MR. SHEAFE:** Jannie, that's a very important  
11 point. And it's absolutely vital that nobody on the board  
12 makes commitments that haven't been cleared because we're  
13 trying to stay on top of this. When things kind of get  
14 landed on us, we didn't even know that those commitments  
15 were being talked about. It's very disturbing. You  
16 should hear some of the conversations that, you know, Dan  
17 and I have.

18 On the other hand, we're here to get things  
19 done, and our first priority is to make sure that the  
20 district remains solvent, that we never have to say, you  
21 know what, we can't meet our commitments. We're telling  
22 the business that's halfway through it's TNIs and we've  
23 committed, you know, X number of numbers, let's say  
24 Lerua's, we have to tell them, well, we're not going to  
25 make the next payment. That's the worst of all

Page 18

1 alternatives and that's what we're doing everything to  
2 avoid.

3 So we've got to manage this very carefully.  
4 And the only way we can really do it is keep coming back  
5 to the board with revised budgets. And Dan said  
6 quarterly, but, you know, we may be looking at this every  
7 45 days just depending on the information that he gets  
8 because we honestly don't know. We have no idea.

9 You know, we made assumptions that the  
10 restaurants were all going to be open. Well, they got  
11 shut down this week and all of a sudden, the economic base  
12 changes again. And, you know, if they get opened up, it  
13 will change again. Who knows. But it's really -- you  
14 know, everybody understands why, and I don't think there  
15 are many people are really arguing. You know, we're  
16 trying to make sense out of this virus, but we need to be  
17 accurate. We need to know that we've got money in the  
18 bank, and we don't know that right now.

19 **MS. COX:** Now I want to ask the question as a  
20 second part of what I had to say.

21 In terms of our marketing budget, I totally  
22 support that we're back to zero, but my question is, I  
23 think we've kind of known this is coming. Has anyone told  
24 some of the entities we support? Obviously most of the  
25 things aren't going to happen anyway, but, for instance,

Page 19

1 it appears that the El Tour is planning to go forward with  
2 their event. Do they know that they're not going to get  
3 anything from us?

4 **MR. SHEAFE:** Well, I don't know that we've  
5 declared that yet, but we've been rather questionable  
6 about whether they're going to go forward, too.

7 **MR. IRVIN:** So, Jannie, for whatever it's  
8 worth, you know, I have had a chance to talk with El Tour,  
9 I had a chance to talk with the Arizona Bowl and the Jazz  
10 Fest. You know, I haven't talked to 2nd Saturdays but  
11 obviously Fletcher has. And, you know, I think you nailed  
12 it. I think El Tour is planning to go forward. I think  
13 the Arizona Bowl has no idea. They're not quite sure yet.  
14 And, you know, there's probably a bunch of other things  
15 that we've done downtown that we're not sure about yet. I  
16 know our, quote, big five were El Tour, 2nd Saturdays,  
17 Arizona Bowl and jazz.

18 You know, what I might suggest is that, you  
19 know, we all want to figure out a way to help those folks  
20 if they're going to go forward, maybe, you know, we all  
21 just kind of keep our eye on that and revisit that, you  
22 know, in the next 30 days or so, maybe, you know, just  
23 kind of see what people's thought process is. But if they  
24 are going to be forward, I will tell you, if there is a  
25 way to help then, even if it's miniscule, it probably

Page 20

1 wouldn't hurt since even if these folks don't go forward  
2 they're still going to be maintaining an operation.

3 But I agree with you. I don't think there's  
4 any way -- I think, Edmund, you touched on it. There's  
5 just no way, Chris, that we have the ability to budget  
6 right now as much as we'd like to be helping those groups.  
7 Do they know -- you know, what they know is that we don't  
8 have any income coming in and it's going to be a real  
9 stretch for us.

10 I mean, Fletcher, what discussions have you had  
11 first?

12 **CHAIRMAN MCCUSKER:** Well, I think they'll get  
13 the official notice today. I think everyone followed our  
14 deferrals and the conversations that we probably would  
15 budget without any marketing dollars. So there's really  
16 two components to that budget, the sponsorships, which you  
17 described, the big five. You know, we spend \$700,000 or  
18 so supporting these huge events that bring huge crowds to  
19 downtown. They may or may not happen this year. If  
20 they're not going to happen, obviously we're not just  
21 going to loan them money to use for next year. So some of  
22 that will evolve as these events evolve. And it make some  
23 sense if -- you know, the spring events particularly, you  
24 know, we might be interested in.

25 Frankly I don't see anything happening in 2020.

1 Anybody that I talk to, anybody that's in the event  
2 business -- Live Nation has stopped booking all concerts  
3 for the rest of the calendar year. The Fox Theater has  
4 gone dark for the rest of the calendar year. The Rialto  
5 has gone dark. There just isn't anything that's going to  
6 happen, so I think these November events, October events  
7 are probably not going to happen.  
8 Jazz is in January. I think that's in jeopardy  
9 unless something changes. You know, I'm not sure we want  
10 to be a participant in a large crowd, you know, with  
11 dealing with the pandemic that we're dealing with. So I  
12 think it's prudent and I think no one would be surprised  
13 that we budget nothing and we revisit it monthly even, if  
14 we have to, to see if anything evolves or changes.  
15 The other side of that is the  
16 marketing dollars. And we spend money promoting our  
17 business interests. We've talked about doing some things  
18 that promote the restaurants that are open, promoting that  
19 downtown is and will be safe to highlight merchants every  
20 now and then, to support events at the TCC. Well, they're  
21 dark, you know, so there isn't really anything -- and  
22 Jannie and Edmund are closer to this. There really isn't  
23 anything today that I think we would want to commit  
24 marketing dollars toward until we have a better  
25 understanding of our own revenue.

1 **MR. MARQUEZ:** There's really not anything for  
2 us to support right now because we're not being asked to  
3 sponsor anything, which is the reality right now.  
4 Just also -- two things. Number one, I really  
5 like the fact that we are presenting a balanced budget  
6 that is conservative. I'm very curious to see what type  
7 of numbers we've come up with. I know everyone's crystal  
8 ball is a little bit foggy right now. I love the fact  
9 that we're just kind of looking at what our basic expenses  
10 are going to be and our projected income. At least we're  
11 able to balance that out so we know that we're going to  
12 survive and be in a position to thrive as things open up.  
13 One point of clarity. For people if they're  
14 reading this and seeing advertising marketing for fiscal  
15 year end 2020 at 2.465 million, that also includes, as Dan  
16 was saying, vendor assistance, I think is the term he  
17 used. Those are, the 1.2 million and some change, dollars  
18 in which we supported businesses during COVID when it  
19 first came out. We wanted to support our sales tax  
20 generators, so those dollars are included in there.  
21 **CHAIRMAN MCCUSKER:** We might want to separate  
22 that, Dan, just for the purposes of the budget to show the  
23 stimulus as its own item. You know, we probably -- since  
24 it does go to the legislature, you know, we might want to  
25 clarify that in fact it's all marketing dollars.

1 **MR. MEYERS:** Okay.  
2 **MR. SHEAFE:** Legislators, you know, that  
3 element for Jonathan, that's probably the best buy we get  
4 out of the whole process and it sure came in handy last  
5 year. And I think it's going to come in even more handy  
6 this year as the pressure builds on the state, so we  
7 absolutely need to have our ear to the ground up there and  
8 be paying attention to what possibly could hit us.  
9 The other thing that I get was make sure that  
10 we kept enough money in the legal account that we could  
11 defend certain things that I think could easily pop up.  
12 Actually Mark offered lower numbers, but I don't think  
13 that's wise right now, especially with the one project  
14 that we talked about at the end of the executive session.  
15 I think that's going to use up some more legal money.  
16 Frankly, I would be against it except for it's a big, key  
17 project for us. And I hope we don't have to get a little  
18 bit aggressive, but we need to be in a position to do it  
19 if that's the case.  
20 I'm very disappointed with what's happened so  
21 far based on the assurances I received, and I think the  
22 community would be vastly benefited if we had that and the  
23 other project that we've talked about, which is a major  
24 project. I mean, if we get both those projects in the  
25 grounds, that changes a lot of things. And, as you said,

1 Fletcher, early in the conversation, you know, we're over  
2 425 million of new projects, major projects, that are  
3 active and ready to go or already in process downtown.  
4 That's a remarkable condition and we need to do everything  
5 to make sure that we push those things forward and keep  
6 them going. It's great for employment, it's great for  
7 downtown activity, and it's a super endorsement of the  
8 outside world thinking about Tucson and what it looks like  
9 after the pandemic is over, which, you know, there is an  
10 end to this, so --  
11 **CHAIRMAN MCCUSKER:** Dan, can we pull up the  
12 projects -- Dan, can you scroll down and we can take a  
13 look at the deferred projects? Is that on this page?  
14 Go back. There you go.  
15 So the other -- the other component of this  
16 budget exercise is we do have \$6.2 million of cushion. Is  
17 there any desire on the board's part to commit any of that  
18 to any of these deferred projects?  
19 I agree with Jannie. We shouldn't look to  
20 anything new until we, you know, go back to the projects  
21 that we've deferred, but is there anything that, you know,  
22 we know enough about today?  
23 **MR. SHEAFE:** I don't want to be critical in any  
24 area, but that just puts the wrong impression out there.  
25 We don't have 6.2. We've already spent 2.2 of it, so it's

Page 25

1 really four, and that's because the mortgage payments are  
2 coming out of that fund. So we need to think in terms of  
3 a much smaller arena.  
4       Secondly, we don't have BBVA's approval to  
5 start using that money for other operations. What they've  
6 agreed to is that we can use it to pay the mortgage. So  
7 if we were to start dipping into that money for other  
8 reasons, we would have to deal with the banks on a  
9 different level than we have unless I don't understand  
10 correctly. So we've sort of looked at that as, okay,  
11 we're going to take care of the mortgage for the next  
12 three months, three or four.  
13       Dan, which is it?  
14       **MR. MEYERS:** Yeah, Chris, we do have 6 -- we  
15 will have about \$6.2 million in the bank at the end of  
16 business today.  
17       **MR. SHEAFE:** Well, right, because you've got  
18 the million 295, but -- so maybe I'm off by a  
19 million dollars, which isn't very much when you're going  
20 through money the way we have to go through it and all of  
21 a sudden if we don't get a million dollars a month.  
22       **MR. MEYERS:** Well, that's my big fear, is we  
23 don't get that amount of money.  
24       **CHAIRMAN MCCUSKER:** Mr. Irvin.  
25       **MR. SHEAFE:** It's very dangerous if we start

Page 26

1 thinking, oh, yeah, it doesn't matter, we've got enough  
2 money. My job is to make sure that we don't run out of  
3 money, so I'm being more conservative than I would be than  
4 if I were in any other seat on the board and I want to  
5 make sure that I'm not pouring cold water on good ideas.  
6 And I'm trying to be very cautious this way. And the only  
7 way I know to do it is just buy a little more time, find  
8 out if some of our revenues are going to continue or if  
9 we're going to have some relief, and then we can  
10 immediately, in my mind, look at options and say, well,  
11 how can we best utilize this money.  
12       I'd like to underscore our number one job is to  
13 get things done, and that's really what we need to do.  
14 What I'm doing is planning for the worst and hoping for  
15 the best, but I think our actions really need to be on the  
16 planning for the worst side. And that's why I keep, you  
17 know, kind of hammering that point, because, you know,  
18 20,000 here, 30,000 there, 40,000, another 20, all of a  
19 sudden, we've spent 2 or 300,000. And if we haven't  
20 planned for it, I can tell you sitting there going over  
21 the numbers like Dan and I do is very frustrating because  
22 we're trying to figure out -- we get to the point where we  
23 have to say, okay, we're going to have to take some money  
24 away from somebody. You know, we took money away from  
25 Rocco's. We wanted to make sure we funded Lerua's and we

Page 27

1 wanted to make sure that we funded 140 East Broadway, but  
2 we started, you know, pulling back on some of the Sunshine  
3 Mile. We really didn't have a choice of pulling back on  
4 Hexagon, and then (inaudible) sort of jumped up. I was  
5 delighted with that. Hopefully they move forward. And  
6 then, you know --  
7       **CHAIRMAN MCCUSKER:** You had your hand up,  
8 Mr. Irvin.  
9       **MR. SHEAFE:** 123 South Stone looks like it's  
10 going to move forward, and so we were just moving things  
11 around trying to figure out how to cover these as we go  
12 forward. And, of course, the million 295 is sort of a  
13 welcome relief point, but it doesn't give us relief for  
14 very long.  
15       **MR. IRVIN:** First off, Chris, thanks. You  
16 know, I know you've looked at these numbers until you're  
17 blue in the face, so has Fletcher and Dan. I think cash  
18 is king right now. And, you know, if I was going to green  
19 light some stuff, it would probably be Rocco's, Lerua's  
20 and 140. But having said those things, I think I would be  
21 a little bit conservative right now with just the desire  
22 to, you know, preserve cash. I think we'd want to get  
23 those projects kicked off before we tried to, you know,  
24 reach into this, you know, big five that we do or any  
25 other market things we do. I'd like to get those

Page 28

1 projects. I'd like to get projects that generate sales  
2 tax, would be the very top of my list to do stuff. But I  
3 do not really have the appetite to do that myself  
4 personally right now. I'd like to, you know, wait a  
5 couple of months and kind of see how things are starting  
6 to shake out before, you know, we get aggressive and, you  
7 know, trying to figure out some other stuff to do. I  
8 think we've got enough stuff going on right now that I  
9 just -- I'm struggling. I think the projects that we've  
10 got deferred are probably smart to be deferred, but like  
11 everybody else on the board, I don't want it deferred  
12 forever.  
13       **CHAIRMAN MCCUSKER:** Any other comments on the  
14 budget?  
15       (No oral response).  
16       **CHAIRMAN McCUSKER:** I think we're ready for a  
17 motion.  
18       Dan, I think you've done a really nice job. I  
19 think it shows that we can break even under drastic  
20 circumstances. And I agree with the -- I think we  
21 probably need to look at it monthly for a while, so I'll  
22 just plan on keeping the budget on the agenda for probably  
23 the rest of the calendar year for sure.  
24       **MR. MARQUEZ:** I move that we approve the  
25 budget.



Page 29

1 **MS. COX:** Second.  
2 **CHAIRMAN MCCUSKER:** Okay. We have a motion and  
3 a second to approve the budget as presented.  
4 Any further discussion?  
5 (No oral response).  
6 **MR. MEYERS:** Brandi, call the roll.  
7 **MS. HAGA-BLACKMAN:** Edmund Marquez.  
8 **MR. MARQUEZ:** Aye.  
9 **MS. HAGA-BLACKMAN:** Jannie Cox.  
10 **MS. COX:** Did you say me?  
11 (Discussion off the record)  
12 **MS. COX:** Aye.  
13 **MS. HAGA-BLACKMAN:** Chris Sheafe.  
14 **MR. SHEAFE:** Aye.  
15 **MS. HAGA-BLACKMAN:** Mark Irvin?  
16 **MR. IRVIN:** Aye.  
17 **MS. HAGA-BLACKMAN:** Jeff Hill.  
18 **MR. HILL:** (No oral response)  
19 **MS. HAGA-BLACKMAN:** Fletcher McCusker.  
20 **CHAIRMAN MCCUSKER:** Aye for me. That's  
21 unanimous. Mr. Hill is absent with technical problems.  
22 Thank you for that. I would need a motion to  
23 close -- since we have no public comment, to close the  
24 budget hearing.  
25 **MR. IRVIN:** So moved.

Page 30

1 **MR. MARQUEZ:** Second.  
2 **CHAIRMAN MCCUSKER:** All in favor say aye.  
3 (Motion made, seconded and passed unanimously)  
4 **CHAIRMAN MCCUSKER:** Great. So you can drop  
5 that off the screen there, guys, and we go back to the  
6 agenda.  
7 Okay. The next item, I think Toufic's on the  
8 line.  
9 Huna, have we enabled him?  
10 Of course, City Park and City Park Annex is  
11 very familiar to us and our board. They're working on a  
12 prospect for a new tenant that they will announce here  
13 publicly. And it's interesting given the conversation  
14 that we've just had. We have an opportunity to help  
15 relocate an educational business to downtown. They  
16 probably need a little help from us, so this will be your  
17 first test, board members, as to do you want to invest  
18 anything to try and attract a significant tenant to  
19 downtown.  
20 So, Toufic, are you on the line?  
21 **MR. ABI-AAD:** I am, Fletcher.  
22 **CHAIRMAN MCCUSKER:** Go ahead. Introduce  
23 yourself for the transcriptionist, and then --  
24 (Discussion off the record)  
25 **MR. ABI-AAD:** Okay. Good afternoon to the Rio

Page 31

1 Nuevo board. And thank you for the opportunity to present  
2 today.  
3 My name is Toufic Abi-Aad with Bourn Companies.  
4 Today I'm representing BP Annex, the owner of the annex  
5 building. 20 East Congress is its physical address.  
6 Before I jump into the request, I wanted to  
7 cover just a couple things. The first is to echo the  
8 sentiment of the board today in lamenting how murky that  
9 crystal ball is for all of us. And I would tell you as a  
10 developer and owner and a landlord to many tenants in our  
11 community we've had a lot of the same challenges in  
12 forecasting for ourselves.  
13 In fact, this unique opportunity came at a  
14 pretty opportune time for us relative to the annex  
15 building. We've been in the market looking to re-tenant  
16 it for -- for several months with PICOR with very, very  
17 little activity to speak of. Most office tenants that  
18 we've come across are on pause for all the obvious  
19 reasons.  
20 The second thing I wanted to do was thank you  
21 all for -- for your continued support of and work on our  
22 community, and so on behalf of our company and all of our  
23 employees, we're very thankful to the entire Rio Nuevo  
24 team, board members and ancillary group.  
25 So today's conversation is about a university.

Page 32

1 It's a visual arts university by the name of Southwest  
2 University of Visual Arts. They go by the acronym SUVA,  
3 S-U-V-A. They are a 37 seven year old organization that's  
4 been in Tucson for that entire time, until very recently  
5 had a second location in Albuquerque, New Mexico.  
6 We were introduced to them fatefully three  
7 weeks ago on Monday, June 8th. They toured our building  
8 in search of new space for them to relocate from their  
9 existing space on Country Club.  
10 The university has roughly 120 students  
11 enrolled for this coming fall season, and they have  
12 somewhere on the order of about 20 administrative and  
13 executive staff members.  
14 Typically a downtown relocation for a group  
15 like this would be out of economic reach, but we worked  
16 with them very closely I will tell you both selfishly and  
17 altruistically, selfishly on behalf of the annex given  
18 that there has not been hardly any activity as of late and  
19 altruistically on behalf of downtown and our community.  
20 We think this is exactly the type of tenant that downtown  
21 would look to support.  
22 So we've worked with them and eventually came  
23 to terms on an economically very slim deal for the  
24 building. Rather than a 22, 23 dollar trip on the deals  
25 we've been able to secure in the market, this was in the

Page 33

1 teens. However, we were similarly able to reduce the  
2 tenant improvement allowance that we are providing them.  
3 They're going to take and utilize the space largely as is,  
4 and we're going to look at things like partitions to  
5 create the environment that they both need and want. And  
6 Jessica with JKaiser Workspaces has been working with us  
7 to create that environment, so a pretty unique  
8 opportunity.  
9 With -- with that, we, the building, have no  
10 ask of the board today. It's actually the tenant who is  
11 seeking some level of support with parking. As this group  
12 may very well know, I can only assume you hear it often,  
13 until we educate tenants that have been in suburbia,  
14 neither are they aware of the plentiful parking downtown.  
15 But we were able to get over that challenge, but they're  
16 not typically accustomed to paying the parking fees. And  
17 usually when they compare rental rates to any other  
18 suburban location, parking is included there and here it's  
19 not. So we -- we expressed to them that we would be happy  
20 to on their behalf make this presentation to the board and  
21 request some level of help with their ongoing parking  
22 requirements.  
23 My last comment, I'd love to welcome some  
24 questions or thoughts from the team, we're told that  
25 calendar year August 2020 through August -- excuse me,

Page 34

1 fiscal year 2020 through August 2021, they have  
2 approximately a 20 person need, so there are roughly 20  
3 faculty and administration staff, and then they anticipate  
4 approximately 10 additional staff members per year, so the  
5 following year, 30, then 40, then 50.  
6 Our lease with them is for a total six-year  
7 term. Their initial occupancy will be approximately  
8 13,000 square feet, which is the lower level first floor  
9 and second floor of the annex building. And within a  
10 one-year period of their occupancy, meaning August of next  
11 year, we, Bourn, need to relocate ourselves to give them  
12 the opportunity to expand fully into this building, so  
13 eventually they will occupy the entire building at 19,000  
14 feet. We will stay in occupancy as a retail tenant. And  
15 then in addition to that space, they're looking at an  
16 additional 6 or 7,000 feet for some other classes and  
17 for -- for a student gathering area also downtown, so all  
18 told, approximately a 25,000 footprint in our downtown.  
19 **CHAIRMAN MCCUSKER:** Thank you very much.  
20 Just for the board, the math on that is roughly  
21 20 million a year, you know, to contract for parking in  
22 the proximity of the City Park Annex, so I see it as a  
23 pretty modest request to bring that kind of thing  
24 downtown. But, again, in the context of the conversation,  
25 we just had, Toufic, which you were privy to, this is the

Page 35

1 most challenging time we've ever faced.  
2 So what's the board's pleasure and interest in  
3 trying to do something to support this tenant?  
4 **MR. IRVIN:** I've got a couple questions for  
5 Toufic.  
6 Toufic, do you have any idea what their average  
7 salaries are for staff?  
8 **MR. ABI-AAD:** You asked the right question,  
9 Mark. I don't have that, but I can get that to us right  
10 away.  
11 **MR. IRVIN:** Okay. And then, you know, I kind  
12 of looked at some of the other things that have happened  
13 downtown. I'm kind of curious why they settled on, you  
14 know, a six-year term. A lot of stuff that we've done to  
15 support people have been people that have made a  
16 commitment -- made a ten-year commitment to downtown, so  
17 I'm just kind of curious about your thought process with  
18 the six-year term, how that all came to pass. You know,  
19 is there a desire on the parties to do something longer  
20 term because, you know, if we're going to help them, I'd  
21 like to see them make a commitment.  
22 **MR. ABI-AAD:** Yeah. Thank you, Mark. So a  
23 very unique circumstance for us. They originally were  
24 seeking, well, a couple things. In addition to their  
25 visual arts and computer-aided drafting and other highly

Page 36

1 technologically enabled things that they do, they have a  
2 welding class that they would like to run and a saw  
3 cutting class that they also would like to run. They  
4 initially wanted to have that within the annex building.  
5 For myriad reasons, that did not work. And then they  
6 explored City Park with us, and for many reasons that did  
7 not work. And, as I think you're aware, they're looking  
8 at other spaces primarily for those classrooms.  
9 The reason I bring that up is because, unless  
10 and until they're able to secure that space, they're left  
11 with an incomplete commitment. So they've got their  
12 back-end classes secured at the annex and still need to  
13 secure the other classes. In fact, they asked us for a  
14 slightly lesser term in the event that they could not  
15 secure the other space, and so ultimately six years was  
16 kind of a happy medium, if you will, but everything from  
17 their side is for a long-term, ongoing commitment to  
18 downtown Tucson.  
19 In fact, I would tell you, Mark, that they  
20 are -- they are stepping up to pay the type of rent that's  
21 required at the annex even at a discounted rental rate  
22 because they strongly believe that that will help support  
23 their students and bring more people into their programs.  
24 **MR. IRVIN:** So I can't speak for the rest of  
25 the board, but, you know, I think it would be really cool

Page 37

1 to have a university downtown. You know, I know we've got  
2 Southern New Hampshire University in the middle of our  
3 downtown corridor, but, you know, they're not -- I mean,  
4 it's a different type of an operation. It's not really a  
5 physical presence with students in that environment, so I  
6 think one that provided that would be a really neat  
7 opportunity for us.

8 You know, I'd love to see this, figure out some  
9 way to help them. You know, I know that our chairman's  
10 talked about the number being, you know, in the like  
11 20,000-dollar, you know, kind of a range. And as much as  
12 I'd love to help those guys, you know, not knowing what  
13 the average salaries and a few of those other things are,  
14 it's kind of making it a little bit difficult, I guess.

15 What I'd like to maybe see us do is, you know,  
16 allow the executive officers to maybe get with you and the  
17 tenant and get a bunch of the questions answered that I  
18 know are just kind of weighing in my mind. And, you know,  
19 subject to that, I'd like to figure out some way to kind  
20 of, you know, help you guys.

21 Do I think we have right now the -- you know,  
22 the budget to absorb like even 20 or so, no, candidly I  
23 don't think right now with the stuff that we've got going  
24 on which you just heard, but I don't see why we couldn't  
25 do something in, you know, the 10,000-dollar range and,

Page 38

1 you know, base it on something that, you know, they're not  
2 going to get anything lighter than you know, 20 -- you  
3 know, kind of like the board had done before with Southern  
4 New Hampshire, put some criteria on there that, you know,  
5 they can't dip below a certain number of, you know, staff  
6 that would work at the building, this, that and other.

7 So I think, you know, subject to that, you  
8 know, I'd like to make a motion that, you know, the board  
9 authorize the executive officers to sit down with you and  
10 address and get comfortable with this, and then subject to  
11 that level of comfort, authorize up to \$10,000 a year over  
12 the six-year term to help with this particular tenant  
13 downtown.

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

15 I do have a question. I'll move on to the  
16 question.

17 **MR. ABI-AAD:** Sure.

18 **MR. MARQUEZ:** I appreciate where Mark's coming  
19 from and I like the 10,000-dollar amount.

20 Toufic, congratulations on having some interest  
21 right now with COVID.

22 20 administrators, I mean, that's -- that's not  
23 super sexy. We're obviously attracted to sales tax  
24 generation, so we're hoping that they eat in a restaurant,  
25 et cetera. It's not like they're a retail business.

Page 39

1 They're a school.

2 So one of the questions I would ask is, Mark,  
3 if you could please find out, and maybe, Toufic, you  
4 already know, if it's 120 students they're looking to grow  
5 their base, I've got two students in my household, and  
6 whether it's Salpointe or U of A, there's a lot of kids  
7 going online instead of physically going to school. I  
8 want us to generate sales tax. I want to know how many  
9 students are going to school online at SUVA, and I'd like  
10 to know kind of where they're trending because, you know,  
11 even \$10,000 for 22 people spending time downtown, there's  
12 not a lot of juice in that squeeze.

13 **MR. ABI-AAD:** Yeah, that makes a lot of sense,  
14 Edmund. Pre-pandemic, we were told that 100 percent of  
15 their students were coming in at various times for the  
16 classes. In a post-pandemic world, that's unknown as of  
17 right now, especially with Governor Ducey's recent  
18 executive order, but we -- we will certainly work to get  
19 that information.

20 And to your exact point, it was less about the  
21 20 administrators and more about the 120 plus students who  
22 would be roaming through our downtown and hopefully  
23 getting, you know, breakfast, lunches, dinners, drinks, et  
24 cetera.

25 **CHAIRMAN MCCUSKER:** When would this be

Page 40

1 effective?

2 **MR. ABI-AAD:** Yeah, it's an incredibly quick  
3 timeline. They -- as a matter of fact, as I sit today,  
4 the reason I have the phone up to my ear is they're  
5 already in the building and doing some of their IT  
6 infrastructure. They are using July to get in and get the  
7 partitions set up and start class either, Edmund, either  
8 in person or remotely as early as August, Fletcher.  
9 August 6th was the date.

10 **CHAIRMAN MCCUSKER:** So I think we have a motion  
11 and a second to allow the executive officers to complete  
12 this with a cap.

13 Any other questions for Toufic?  
14 (No oral response).

15 **CHAIRMAN MCCUSKER:** Brandi, let's do a  
16 roll-call.

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

18 **MR. MARQUEZ:** Aye.

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

20 **MS. COX:** Aye.

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

22 **MR. SHEAFE:** Aye.

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

24 **MR. IRVIN:** I guess since I made the motion,  
25 I've got to be aye, huh?

1 **MS. HAGA-BLACKMAN:** Fletcher McCusker.  
 2 **CHAIRMAN MCCUSKER:** And I vote aye as well.  
 3 So, Toufic, pass that on to them and, you know,  
 4 we'll be available to sit down with you and them and  
 5 hopefully we can work this out so that they get going  
 6 downtown.  
 7 **MR. IRVIN:** And I'll reach -- Toufic, I'll  
 8 reach out to you tomorrow.  
 9 **MR. ABI-AAD:** That sounds great. Sincere  
 10 gratitude from us as well on their behalf. Thank you.  
 11 **MR. IRVIN:** Thank you.  
 12 **CHAIRMAN MCCUSKER:** Two items left on the  
 13 agenda. The TCC item's next.  
 14 We're in the process of identifying some  
 15 architectural help. I expect Phil Swaim is on the line.  
 16 Huna, if we can enable, Phil.  
 17 **MR. SWAIM:** Good afternoon. Phil Swaim, Swaim  
 18 Associates Architects.  
 19 Things are going very well at the -- at the  
 20 Tucson Convention Center. Our phase one projects are  
 21 proceeding well. The parking garage in lot A along Church  
 22 Avenue has had its precast concrete placed, so it's three  
 23 stories out of the ground and moving well. We are taking  
 24 full advantage of the -- the existing -- or the convention  
 25 center being closed and we have the existing meeting

1 rooms, ballroom and the exhibition halls under renovation  
 2 as we speak to be completed this fall. It's moving along  
 3 very well.  
 4 We have also started the historic plaza  
 5 restoration up along Church Avenue near -- so all along  
 6 Church Avenue will be completed by the end of the year.  
 7 We have now then also started to proceed with  
 8 design on projects that will be under construction in  
 9 2021. So we have an addition to the convention center for  
 10 new meeting room space that will truly be a much better  
 11 location and truly be cutting edge. That is proceeding  
 12 with design.  
 13 We are just barely beginning with concept  
 14 design for our new parking garage, a second garage on lot  
 15 C behind the music hall.  
 16 And -- and the project we bring to you today is  
 17 the -- is the design contract for the -- the music hall  
 18 restoration or renovation itself. We have -- we are  
 19 pleased to be partnering with DWS Architects, who will be  
 20 the prime firm, excellent firm, local firm here in town.  
 21 They have great experience with performance venues in  
 22 Green Valley and other locations. And one of their  
 23 principals also has tickets to the symphony and knows the  
 24 venue well.  
 25 So we bring their design contract proposal that

1 is very thorough. Their proposal of \$495,716 fits within  
 2 our project budget and we recommend approval so we can  
 3 proceed to be ready for construction next summer if you're  
 4 ready to go.  
 5 **CHAIRMAN MCCUSKER:** Mr. Irvin.  
 6 **MR. IRVIN:** So first off, Phil, I want to just  
 7 thank you for your ongoing efforts at the TCC. You know,  
 8 that's a great team that you've put together for us. And  
 9 they're only going to be better with your overseeing them,  
 10 so thank you for your continued diligence on that.  
 11 I don't have any concerns with the numbers and  
 12 with this, that and other. I do have a concern with  
 13 nothing that you've done but just the stalling of things  
 14 on the city of Tucson's part. We have been in  
 15 discussions, as you know, on the symphony lot, what we  
 16 call lot C at the Tucson Convention Center, for over three  
 17 years. And every time I think we're getting close to  
 18 having something put together, we do not get any closer to  
 19 putting something together, including having discussions  
 20 on, you know, could we absorb the street next to it and  
 21 could we use that with what we're trying to do. I could  
 22 go until I'm blue in the face. And I actually am getting  
 23 a bit blue in the face, so what I'd actually like to see  
 24 us do is tap the brake pedal. You know, we're not able to  
 25 turn our architect lose on lot C because we don't own lot

1 C yet and we don't control lot C yet. And despite our  
 2 conversations, we haven't made a whole lot of progress, if  
 3 any, on that other than getting them appraised.  
 4 Conversely, you know, we've got the guys hired  
 5 and they're, you know, ready to go and here we are, we're  
 6 making improvements to things that we're allowed to make  
 7 improvements to but that we don't own. So as an example,  
 8 we own the Tucson convention Center and lease it to the  
 9 city of Tucson and we're improving it. As far as our  
 10 vision and embodied in our lease agreement with the city  
 11 of Tucson for that property, we envision a number of  
 12 things are going to happen at the Tucson Convention Center  
 13 so that we can create our vision of Lincoln Center of  
 14 Tucson, Arizona.  
 15 I'd like to see us tap the brake pedal. Here  
 16 we are, we're trying to improve the Tucson Music Hall,  
 17 we're trying to improve Leo Rich and we're trying to  
 18 improve the Eckbo Fountain and we're trying to figure out  
 19 what we're going to do with this lot C. I would like for  
 20 us candidly to tap the break pedal on what we're doing on  
 21 lot C and the music hall and Leo Rich and Eckbo until we  
 22 come to an agreement with the city of Tucson as it relates  
 23 to the symphony hall.  
 24 I think as much as I hate to take that kind of  
 25 a drastic stand with a motion, I'm going to make a motion

1 that we table these that you presented until such time as  
2 we get on the same page with the city of Tucson as it  
3 relates to lot C.

4 **MR. MARQUEZ:** Second.

5 **CHAIRMAN MCCUSKER:** That was Mr. Marquez  
6 seconding that.

7 Phil, what does that do to the timing or any  
8 damage to our ability to stay on track, on budget?

9 **MR. SWAIM:** Well, certainly it's not going to  
10 hurt our budget at this point. I think, though -- I think  
11 one of the things that we've all learned is to do these  
12 renovation projects properly takes some time to be able to  
13 stay within budgets.

14 A lot of the issue related to the music hall  
15 renovation is that we hope -- we've got confidence  
16 hopefully that the symphony and other performers will be  
17 utilizing the music hall this next year, and they have a  
18 very short window, about three months during the summer,  
19 where we can get work done. So a lot of the design work  
20 needs to happen so we can preorder materials, preorder  
21 seats and things like that.

22 I think that we -- we can certainly survive a  
23 little bit of time. And I respect your opinions on this  
24 approach. And if this is what we need to do, we can get  
25 with our design and construction teams and -- and look and

1 see what that does to our schedule. We would love to be  
2 able to have the time, and I know our contractors have  
3 been pushing to be able to get this design contract  
4 started sooner than later. But, again, we certainly  
5 respect your opinion. If this is what we need to do, we  
6 will -- we will work around your wishes here.

7 **MR. MARQUEZ:** I'd like to add some narrative to  
8 my second. We are all in on the TCC. And boy, I agree  
9 with Mark, I mean, Lincoln Center Tucson.

10 The music hall and Leo Rich needs an upgrade so  
11 badly, but as stewards of the tax dollars which we invest,  
12 we can't invest -- we can invest a dollar until we have a  
13 deal. We've got to know what we're doing. We've got to  
14 know what we're playing with. It's like trying to remodel  
15 a house before you bought it. So I agree. I hope that  
16 the executive committee can get a deal done with the city  
17 and we can move forward and renovate accordingly.

18 **MR. IRVIN:** Executive officers.

19 **MR. MARQUEZ:** Officers.

20 **MR. IRVIN:** And, you know, if I can add one  
21 little last editorial comment. You know, I think -- I'm  
22 really proud of our board for working so closely with Phil  
23 and the entire team and the guys at Concord and Sundt and  
24 with everybody around the TCC so that, when we've had  
25 these periods of time where we're in this goofy COVID

1 nonsense and we've got these periods that we would  
2 normally not be doing construction because we're running  
3 and operating a venue, we've used every single inch of  
4 that opportunity. If somebody has canceled something,  
5 we've said, man, can we backfill this, can we build  
6 quicker, can we get this project done quicker, will any of  
7 this stuff impact the budget. And I'll tell you I'm the  
8 last guy in the world that wants to have any delays in  
9 this project. And if I thought the motion I was making  
10 was going to do that, I wouldn't have made it.

11 But I'm also very frustrated. As you guys  
12 know, I've been working for over three years on trying to,  
13 you know, wrap up just that symphony hall lot and it is  
14 frustrating.

15 **CHAIRMAN MCCUSKER:** You know, just FYI, I would  
16 vote against this. You know, I think, you know,  
17 aggravating the city's not going to advance anything. I  
18 am dealing directly with the mayor. They've had a lot of  
19 stuff going on as you might imagine, you know, with COVID,  
20 with their own budget issues, with the police custody  
21 death, you know, canceled city council meetings. If we go  
22 there with this, I think we should be prepared for a  
23 special meeting so that we don't just let this language --  
24 you know, I do believe we can get an agreement with the  
25 city of Tucson relatively quickly. We were dangerously

1 close last week and, you know, some things happened that  
2 canceled a couple of meetings.

3 So I understand the frustration. I think a  
4 number of us are working to resolve that. I think it is  
5 imminently resolvable. I think we share the same passion  
6 with the city. You know, it's clearly the board's  
7 pleasure to do what we want to do to try and move the  
8 needle in the right direction.

9 So we do have a motion and a second. Any other  
10 conversation, questions or comment about the motion.

11 **MR. MARQUEZ:** I would just like to give a  
12 non-exec member's perspective. So I would love a special  
13 meeting and I would love to be able to vote on its  
14 progress. Just as a non-exec board member for those of  
15 you that are watching, so of the three people involved,  
16 the executive officers, you know, myself -- you know, I'm  
17 not speaking on behalf of Jannie, but Jannie and I are  
18 executive board members, so every time we come into a new  
19 meeting, we're expecting updates. And every time we meet,  
20 there's no updates.

21 I'm with Mark. Every time we meet, there's no  
22 updates. So I mean no disrespect to the city of Tucson.  
23 I'm a Tucsonan through and through. I love this city.  
24 Just I would like to come to a Rio Nuevo meeting and get  
25 an update saying we're closing on the symphony lot so we

Page 49

1 can move forward and remodel our music hall. It's pretty  
2 simple.  
3 So there's no disrespect and I don't mean to  
4 aggravate anybody, but I'm all in. I'll do a special  
5 meeting tomorrow as long as there's progress.  
6 **CHAIRMAN MCCUSKER:** Okay. Brandi, call the  
7 roll.  
8 **MS. HAGA-BLACKMAN:** Edmund Marquez.  
9 **MR. MARQUEZ:** Aye.  
10 **MS. HAGA-BLACKMAN:** Chris Sheafe.  
11 (Discussion off the record)  
12 **MS. HAGA-BLACKMAN:** Chris?  
13 **MR. SHEAFE:** Aye.  
14 **MS. HAGA-BLACKMAN:** Mark Irvin.  
15 **MR. IRVIN:** Aye.  
16 **MS. HAGA-BLACKMAN:** Jannie Cox?  
17 **MS. COX:** No.  
18 **MS. HAGA-BLACKMAN:** Fletcher McCusker.  
19 **CHAIRMAN McCUSKER:** I vote no, but I have three  
20 to two. The motion passes.  
21 So, Phil, that also defers the hiring of DWS,  
22 so we will get back with you when we are in a position to  
23 entertain that again.  
24 Any other items with the TCC?  
25 We need to ratify the asbestos issue,

Page 50

1 Mr. Collins; is that correct.  
2 **MR. COLLINS:** That is correct, Mr. Chairman.  
3 As you may be -- as you may recall, Phil, can chime in on  
4 this because he was instrumental in getting us to deal  
5 with it quickly, some asbestos was encountered, I believe,  
6 in the meeting rooms and it needed to be dealt with right  
7 away and the executive officers on my recommendation  
8 approved it so that the project could go forward. I  
9 believe the total amount is just short of 32,000 -- excuse  
10 me, \$32,000, and I would ask that the board approve or  
11 ratify what the executive officers did.  
12 **MS. COX:** So moved.  
13 **CHAIRMAN MCCUSKER:** That was Jannie, Tom.  
14 I didn't hear a second.  
15 **MR. MARQUEZ:** Second.  
16 **CHAIRMAN McCUSKER:** All in favor say aye.  
17 (Motion made, seconded and passed unanimously)  
18 **CHAIRMAN McCUSKER:** Okay. And the final item  
19 on the agenda is similarly a ratification issue in and  
20 around the events downtown. I would classify it as a  
21 riot. That may be too strong a word, but clearly an  
22 incident. We had a lot of glass breakage in the downtown  
23 corridor. Rio Nuevo executive officers offered to pay for  
24 that glass damage. We have indeed done that. That's also  
25 subject to board ratification.

Page 51

1 Brandi, what's the latest math on our glass  
2 replacement?  
3 **MS. HAGA-BLACKMAN:** It's around 35.  
4 **CHAIRMAN MCCUSKER:** Anything else pending or is  
5 that pretty much everybody's --  
6 **MS. HAGA-BLACKMAN:** The deadline passes on the  
7 12th.  
8 **CHAIRMAN MCCUSKER:** Okay. So in the  
9 neighborhood of \$35,000 of Rio Nuevo money went to either  
10 pay for glass or to reimburse the deductible portion of  
11 those properties that had insurance, so I would need a  
12 motion to ratify that.  
13 **MR. SHEAFE:** I move to ratify the 35,000.  
14 **MR. IRVIN:** Second.  
15 **CHAIRMAN MCCUSKER:** We have a motion and a  
16 second. All the in favor say aye.  
17 (Motion made, seconded and passed unanimously)  
18 **CHAIRMAN MCCUSKER:** Brandi, thanks for all your  
19 work on that. I know we keep giving you tough projects,  
20 but I think that was a really meaningful exercise on our  
21 part and I know it meant a lot to our merchants. I think  
22 we made a real statement about our willingness to keep  
23 downtown businesses open.  
24 So that's the last item on the agenda. I would  
25 entertain a motion to adjourn.

Page 52

1 **MR. IRVIN:** So moved.  
2 **MR. SHEAFE:** So moved.  
3 **CHAIRMAN MCCUSKER:** All in favor say aye.  
4 (Motion made, seconded and passed unanimously)  
5 **CHAIRMAN McCUSKER:** We'll see you next month.  
6 Expect a special meeting. Keep your fingers crossed.  
7 Have a good day.  
8 (3:09 p.m.)  
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	23:10	47:17	<b>appetite (1)</b> 28:3	3:2
<b>\$</b>	<b>accounts (1)</b> 8:8	<b>aggressive (2)</b> 23:18;28:6	<b>appraised (1)</b> 44:3	<b>attention (1)</b> 23:8
<b>\$1.1 (1)</b> 15:3	<b>accurate (1)</b> 18:17	<b>ago (2)</b> 5:21;32:7	<b>appreciate (1)</b> 38:18	<b>attract (2)</b> 12:1;30:18
<b>\$1.2 (1)</b> 8:12	<b>accustomed (1)</b> 33:16	<b>agree (5)</b> 20:3;24:19;28:20;	<b>approach (1)</b> 45:24	<b>attracted (1)</b> 38:23
<b>\$1.3 (3)</b> 8:16;9:7;10:18	<b>acronym (1)</b> 32:2	46:8,15	<b>approval (2)</b> 25:4;43:2	<b>August (6)</b> 33:25;25;34:1,10;
<b>\$10 (1)</b> 13:25	<b>across (3)</b> 6:8,13;31:18	<b>agreed (1)</b> 25:6	<b>approve (4)</b> 4:4;28:24;29:3;	40:8,9
<b>\$10,000 (2)</b> 38:11;39:11	<b>actions (1)</b> 26:15	<b>agreement (3)</b> 44:10,22;47:24	<b>authorized (2)</b> 38:9,11	<b>authorized (1)</b> 7:7
<b>\$170 (1)</b> 10:10	<b>active (1)</b> 24:3	<b>ahead (2)</b> 6:7;30:22	<b>approved (2)</b> 5:20;50:8	<b>available (3)</b> 8:8;17:5;41:4
<b>\$30,000 (1)</b> 15:12	<b>activity (3)</b> 24:7;31:17;32:18	<b>Albuquerque (1)</b> 32:5	<b>approximately (4)</b> 34:2,4,7,18	<b>Avenue (3)</b> 41:22;42:5,6
<b>\$300,000 (1)</b> 13:22	<b>actual (1)</b> 13:10	<b>Allegiance (1)</b> 3:9	<b>April (3)</b> 8:13,19;15:24	<b>average (2)</b> 35:6;37:13
<b>\$32,000 (1)</b> 50:10	<b>actually (8)</b> 5:8;7:21;10:7;11:10;	<b>allow (2)</b> 37:16;40:11	<b>April's (1)</b> 8:11	<b>avoid (1)</b> 18:2
<b>\$35,000 (1)</b> 51:9	23:12;33:10;43:22,23	<b>allowance (1)</b> 33:2	<b>architect (1)</b> 43:25	<b>aware (2)</b> 33:14;36:7
<b>\$495,716 (1)</b> 43:1	<b>add (3)</b> 9:11;46:7,20	<b>allowed (1)</b> 44:6	<b>Architects (2)</b> 41:18;42:19	<b>away (4)</b> 26:24,24;35:10;50:7
<b>\$6,750,000 (1)</b> 15:7	<b>addition (3)</b> 34:15;35:24;42:9	<b>along (4)</b> 41:21;42:2,5,5	<b>architectural (1)</b> 41:15	<b>aye (21)</b> 4:7,17;5:2;11:13;
<b>\$6.2 (2)</b> 24:16;25:15	<b>additional (2)</b> 34:4,16	<b>alternatives (1)</b> 18:1	<b>area (2)</b> 24:24;34:17	29:8,12,14,16,20;30:2;
<b>\$7.7 (2)</b> 8:3,7	<b>address (2)</b> 31:5;38:10	<b>although (2)</b> 8:6;9:8	<b>areas (1)</b> 10:5	40:18,20,22,25;41:2;
<b>\$700,000 (1)</b> 20:17	<b>adjourn (1)</b> 51:25	<b>altruistically (2)</b> 32:17,19	<b>arena (1)</b> 25:3	49:9,13,15;50:16;
<b>\$750,000 (1)</b> 15:5	<b>admin (1)</b> 12:8	<b>always (1)</b> 4:11	<b>arguing (1)</b> 18:15	51:16;52:3
<b>\$830,000 (1)</b> 8:10	<b>administration (1)</b> 34:3	<b>amend (1)</b> 8:14	<b>Arizona (6)</b> 2:17;13:11;19:9,13,	<b>B</b>
<b>A</b>	<b>administrative (1)</b> 32:12	<b>amended (1)</b> 8:16	17:44;14	<b>back (14)</b> 4:20;8:1;9:19,25;
<b>abatement (1)</b> 5:20	<b>Administrator (1)</b> 2:10	<b>amendment (1)</b> 4:3	<b>around (5)</b> 27:11;46:6,24;50:20;	10:8,9;18:4,22;24:14,
<b>ABI-AAD (9)</b> 30:21,25;31:3;35:8,	<b>administrators (2)</b> 38:22;39:21	<b>amendments (3)</b> 8:21,9;20;10:23	51:3	20:27,2,3;30:5;49:22
22;38:17;39:13;40:2;	<b>advance (2)</b> 6:4;47:17	<b>amount (7)</b> 7:5,9;12:9;14:9;	<b>arts (3)</b> 32:1,2;35:25	<b>back-end (1)</b> 36:12
41:9	<b>advantage (1)</b> 41:24	25:23;38:19;50:9	<b>asbestos (2)</b> 49:25;50:5	<b>backfill (1)</b> 47:5
<b>ability (2)</b> 20:5;45:8	<b>advertising (2)</b> 14:22;22:14	<b>ancillary (1)</b> 31:24	<b>aside (2)</b> 4:10;11:8	<b>badly (1)</b> 46:11
<b>able (11)</b> 4:20;22:11;32:25;	<b>affect (1)</b> 7:11	<b>Annex (10)</b> 30:10;31:4,4,14;	<b>assistance (3)</b> 10:8;14:22;22:16	<b>balance (2)</b> 14:10;22:11
33:1,15;36:10;43:24;	<b>afternoon (2)</b> 30:25;41:17	32:17;34:9,22;36:4,12,	<b>Associates (1)</b> 41:18	<b>balanced (1)</b> 22:5
45:12;46:2,3;48:13	<b>again (6)</b> 7:22;18:12,13;34:24;	21	<b>assume (2)</b> 16:19;33:12	<b>balances (2)</b> 8:1,6
<b>above (3)</b> 7:3,8;11:20	46:4;49:23	<b>announce (1)</b> 30:12	<b>assumed (1)</b> 12:21	<b>ball (2)</b> 22:8;31:9
<b>absent (1)</b> 29:21	<b>against (2)</b> 23:16;47:16	<b>annual (4)</b> 5:8;8:1;11:9;13:4	<b>assumption (2)</b> 15:22;17:1	<b>ballroom (1)</b> 42:1
<b>absolutely (3)</b> 16:11;17:11;23:7	<b>agenda (6)</b> 5:17;28:22;30:6;	<b>answered (1)</b> 37:17	<b>assumptions (4)</b> 11:17;15:21;16:3;	<b>bank (5)</b> 8:3,8;14:5;18:18;
<b>absorb (2)</b> 37:22;43:20	41:13;50:19;51:24	<b>anticipate (2)</b> 15:10;34:3	18:9	25:15
<b>accordingly (1)</b> 46:17	<b>aggravate (1)</b> 49:4	<b>anticipated (1)</b> 15:8	<b>assurances (1)</b> 23:21	<b>banks (1)</b> 25:8
<b>account (1)</b>	<b>aggravating (1)</b>	<b>appears (1)</b> 19:1	<b>attendance (1)</b>	<b>bar (1)</b> 5:24
				<b>barely (1)</b>

<p>42:13 <b>bars (1)</b> 12:23 <b>base (8)</b> 7:4,5,8,11,11;18:11; 38:1;39:5 <b>based (5)</b> 13:6,15,20;15:24; 23:21 <b>baseline (1)</b> 13:12 <b>basic (2)</b> 15:2;22:9 <b>basically (2)</b> 10:15;13:4 <b>basis (3)</b> 7:12;11:21;13:5 <b>Bautista (1)</b> 6:2 <b>BBVA (1)</b> 14:5 <b>BBVA's (1)</b> 25:4 <b>become (1)</b> 17:5 <b>beginning (1)</b> 42:13 <b>behalf (6)</b> 31:22;32:17,19; 33:20;41:10;48:17 <b>behind (1)</b> 42:15 <b>below (1)</b> 38:5 <b>benefited (1)</b> 23:22 <b>best (4)</b> 16:25;23:3;26:11,15 <b>better (4)</b> 12:19;21:24;42:10; 43:9 <b>bid (1)</b> 15:1 <b>big (5)</b> 19:16;20:17;23:16; 25:22;27:24 <b>birddog (1)</b> 10:2 <b>bit (8)</b> 13:9;14:6;22:8; 23:18;27:21;37:14; 43:23;45:23 <b>blue (3)</b> 27:17;43:22,23 <b>BOARD (25)</b> 2:1,11,14;5:10; 11:18;17:11;18:5;26:4; 28:11;30:11,17;31:1,8, 24;33:10,20;34:20; 36:25;38:3,8;46:22; 48:14,18;50:10,25 <b>board's (3)</b> 24:17;35:2;48:6</p>	<p><b>booking (1)</b> 21:2 <b>both (5)</b> 8:20;10:5;23:24; 32:16;33:5 <b>bottom (3)</b> 5:22;9:4;13:24 <b>bought (1)</b> 46:15 <b>Bourn (2)</b> 31:3;34:11 <b>Bowl (3)</b> 19:9,13,17 <b>boy (1)</b> 46:8 <b>BP (1)</b> 31:4 <b>brake (2)</b> 43:24;44:15 <b>Brandi (15)</b> 2:10;3:3,10;4:2; 5:13;8:13;9:23;10:7, 11;11:4;29:6;40:15; 49:6;51:1,18 <b>break (3)</b> 12:10;28:19;44:20 <b>breakage (1)</b> 50:22 <b>breakfast (1)</b> 39:23 <b>bring (6)</b> 20:18;34:23;36:9,23; 42:16,25 <b>bringing (1)</b> 10:16 <b>Broadway (4)</b> 6:6;14:16,19;27:1 <b>brought (1)</b> 10:16 <b>budget (40)</b> 5:8,8,11,12;6:13,25; 7:2,20,24;11:1,9,10,16, 23;12:3,11,15;13:2; 15:20;16:2,12;18:21; 20:5,15,16;21:13;22:5, 22;24:16;28:14,22,25; 29:3,24;37:22;43:2; 45:8,10;47:7,20 <b>budgeted (4)</b> 10:17,18;13:23; 16:14 <b>budgets (2)</b> 18:5;45:13 <b>build (2)</b> 15:20;47:5 <b>building (13)</b> 5:23;14:18;31:5,15; 32:7,24;33:9;34:9,12, 13;36:4;38:6;40:5 <b>builds (1)</b> 23:6 <b>built (2)</b> 11:19;13:2</p>	<p><b>bullish (1)</b> 5:19 <b>bunch (2)</b> 19:14;37:17 <b>business (9)</b> 6:16;12:1,7;17:22; 21:2,17;25:16;30:15; 38:25 <b>businesses (4)</b> 6:17,18;22:18;51:23 <b>buy (2)</b> 23:3;26:7</p> <p style="text-align: center;"><b>C</b></p> <p><b>calendar (4)</b> 21:3,4;28:23;33:25 <b>call (7)</b> 3:2,10,13;12:14; 29:6;43:16;49:6 <b>came (12)</b> 8:15,19;9:14;10:7; 13:24;15:25;16:1; 22:19;23:4;31:13; 32:22;35:18 <b>Can (42)</b> 3:5;5:17;6:4;9:4; 11:21;12:6,7,15;14:15; 15:21;16:11,25;18:4; 24:11,12,12;25:6;26:9, 11,20;28:19;30:4; 33:12;35:9;41:5,16; 43:2;44:13;45:19,20, 22,24;46:12,16,17,20; 47:5,5,6,24;49:1;50:3 <b>canceled (4)</b> 14:8;47:4,21;48:2 <b>candidly (2)</b> 37:22;44:20 <b>cap (2)</b> 11:20;40:12 <b>care (2)</b> 8:21;25:11 <b>carefully (1)</b> 18:3 <b>case (2)</b> 17:8;23:19 <b>cash (10)</b> 7:15,19;8:18,23;9:2, 7,10;12:14;27:17,22 <b>Caterpillar (1)</b> 14:8 <b>cathedral (1)</b> 6:14 <b>cautioning (1)</b> 16:18 <b>cautious (1)</b> 26:6 <b>Center (10)</b> 6:10;13:18;41:20,25; 42:9;43:16;44:8,12,13; 46:9 <b>certain (2)</b></p>	<p>23:11;38:5 <b>certainly (4)</b> 39:18;45:9,22;46:4 <b>Certified (1)</b> 2:17 <b>cetera (2)</b> 38:25;39:24 <b>Chair (1)</b> 2:2 <b>CHAIRMAN (53)</b> 3:1,7,10,13,15;4:1,7, 9,17,19,23;5:2,4,16; 9:22;10:25;11:3,7,13, 15;20:12;22:21;24:11; 25:24;27:7;28:13,16; 29:2,20;30:2,4,22; 34:19;39:25;40:10,15; 41:2,12;43:5;45:5; 47:15;49:6,19;50:2,13, 16,18;51:4,8,15,18; 52:3,5 <b>chairman's (1)</b> 37:9 <b>challenge (1)</b> 33:15 <b>challenges (1)</b> 31:11 <b>challenging (1)</b> 35:1 <b>chance (3)</b> 16:17;19:8,9 <b>change (4)</b> 4:3;9:8;18:13;22:17 <b>changes (4)</b> 18:12;21:9,14;23:25 <b>chime (1)</b> 50:3 <b>choice (1)</b> 27:3 <b>Chris (10)</b> 2:3;3:22;9:23;20:5; 25:14;27:15;29:13; 40:21;49:10,12 <b>Church (5)</b> 5:20,23;41:21;42:5,6 <b>circumstance (1)</b> 35:23 <b>circumstances (1)</b> 28:20 <b>City (19)</b> 2:16;5:20;13:16,17; 30:10,10;34:22;36:6; 43:14;44:9,10,22;45:2; 46:16;47:21,25;48:6, 22,23 <b>city's (1)</b> 47:17 <b>clarify (1)</b> 22:25 <b>clarity (1)</b> 22:13 <b>class (3)</b> 36:2,3;40:7</p>	<p><b>classes (4)</b> 34:16;36:12,13; 39:16 <b>classify (1)</b> 50:20 <b>classrooms (1)</b> 36:8 <b>cleared (1)</b> 17:12 <b>clearly (2)</b> 48:6;50:21 <b>close (6)</b> 6:3,20;29:23,23; 43:17;48:1 <b>closed (1)</b> 41:25 <b>closely (2)</b> 32:16;46:22 <b>closer (3)</b> 11:1;21:22;43:18 <b>closing (2)</b> 12:24;48:25 <b>Club (1)</b> 32:9 <b>clueless (1)</b> 15:14 <b>code (1)</b> 10:2 <b>coded (1)</b> 10:1 <b>cold (1)</b> 26:5 <b>Collins (4)</b> 2:11;11:7;50:1,2 <b>comfort (1)</b> 38:11 <b>comfortable (1)</b> 38:10 <b>coming (12)</b> 10:18;15:8,18;16:19, 22;18:4,23;20:8;25:2; 32:11;38:18;39:15 <b>commencing (1)</b> 2:19 <b>comment (6)</b> 5:11,14;29:23;33:23; 46:21;48:10 <b>comments (1)</b> 28:13 <b>commit (2)</b> 21:23;24:17 <b>commitment (6)</b> 16:7;35:16,16,21; 36:11,17 <b>commitments (7)</b> 9:14;16:5,6;17:9,12, 14,21 <b>committed (1)</b> 17:23 <b>committee (1)</b> 46:16 <b>community (5)</b> 13:18;23:22;31:11,</p>
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22;32:19 <b>Companies (1)</b> 31:3 <b>company (1)</b> 31:22 <b>compare (1)</b> 33:17 <b>complete (1)</b> 40:11 <b>completed (3)</b> 17:8;42:2,6 <b>component (1)</b> 24:15 <b>components (1)</b> 20:16 <b>computer-aided (1)</b> 35:25 <b>concept (1)</b> 42:13 <b>concern (1)</b> 43:12 <b>concerns (1)</b> 43:11 <b>concerts (1)</b> 21:2 <b>Concord (1)</b> 46:23 <b>concrete (1)</b> 41:22 <b>condition (1)</b> 24:4 <b>confidence (1)</b> 45:15 <b>confident (1)</b> 12:25 <b>congratulations (1)</b> 38:20 <b>Congress (2)</b> 6:19;31:5 <b>conservative (4)</b> 13:19;22:6;26:3; 27:21 <b>construction (7)</b> 9:15;10:3;14:5;42:8; 43:3;45:25;47:2 <b>context (1)</b> 34:24 <b>continue (9)</b> 6:1,4,7,18;7:6;9:1, 17;10:11;26:8 <b>continued (2)</b> 31:21;43:10 <b>contract (4)</b> 34:21;42:17,25;46:3 <b>contractors (2)</b> 8:17;46:2 <b>contracts (1)</b> 9:15 <b>control (1)</b> 44:1 <b>convene (2)</b> 5:8;11:10 <b>Convention (7)</b>	6:9;41:20,24;42:9; 43:16;44:8,12 <b>conversation (6)</b> 11:23;24:1;30:13; 31:25;34:24;48:10 <b>conversations (3)</b> 17:16;20:14;44:2 <b>Conversely (1)</b> 44:4 <b>convert (1)</b> 5:22 <b>cool (1)</b> 36:25 <b>correctly (1)</b> 25:10 <b>corridor (2)</b> 37:3;50:23 <b>cost (1)</b> 14:23 <b>costs (4)</b> 12:8;14:17,18;15:2 <b>council (2)</b> 5:20;47:21 <b>Counsel (1)</b> 2:11 <b>Country (1)</b> 32:9 <b>couple (7)</b> 5:21;9:24;28:5;31:7; 35:4,24;48:2 <b>course (3)</b> 6:17;27:12;30:10 <b>cover (3)</b> 12:7;27:11;31:7 <b>COVID (6)</b> 7:1;10:8;22:18; 38:21;46:25;47:19 <b>Cox (17)</b> 2:5;3:24,25;4:5,15; 5:1;17:3;18:19;29:1,9, 10,12;40:19,20;49:16, 17;50:12 <b>crazy (1)</b> 10:21 <b>create (4)</b> 5:10;33:5,7;44:13 <b>credit (1)</b> 9:22 <b>criteria (1)</b> 38:4 <b>critical (1)</b> 24:23 <b>crossed (1)</b> 52:6 <b>crowd (1)</b> 21:10 <b>crowds (1)</b> 20:18 <b>crystal (2)</b> 22:7;31:9 <b>curious (3)</b> 22:6;35:13,17 <b>current (2)</b>	9:10;11:21 <b>cushion (1)</b> 24:16 <b>custody (1)</b> 47:20 <b>cutting (2)</b> 36:3;42:11	49:21 <b>delays (1)</b> 47:8 <b>delighted (1)</b> 27:5 <b>demonstrate (1)</b> 12:5 <b>depending (1)</b> 18:7 <b>described (1)</b> 20:17 <b>design (8)</b> 42:8,12,14,17,25; 45:19,25;46:3 <b>desire (3)</b> 24:17;27:21;35:19 <b>despite (1)</b> 44:1 <b>developer (1)</b> 31:10 <b>dialed (1)</b> 4:11 <b>different (3)</b> 16:14;25:9;37:4 <b>difficult (1)</b> 37:14 <b>diligence (1)</b> 43:10 <b>dinners (1)</b> 39:23 <b>dip (1)</b> 38:5 <b>dipping (1)</b> 25:7 <b>direction (1)</b> 48:8 <b>directly (1)</b> 47:18 <b>Directors (1)</b> 2:15 <b>disappointed (1)</b> 23:20 <b>discounted (1)</b> 36:21 <b>discuss (1)</b> 12:15 <b>Discussion (5)</b> 8:4;29:4,11;30:24; 49:11 <b>discussions (3)</b> 20:10;43:15,19 <b>disrespect (2)</b> 48:22;49:3 <b>distribution (2)</b> 8:9,11 <b>District (3)</b> 2:16;9:14;17:20 <b>disturbing (1)</b> 17:15 <b>dollar (3)</b> 6:7;32:24;46:12 <b>dollars (13)</b> 11:25;12:14;13:22;	15:22;20:15;21:16,24; 22:17,20,25;25:19,21; 46:11 <b>done (12)</b> 7:9;17:19;19:15; 26:13;28:18;35:14; 38:3;43:13;45:19; 46:16;47:6;50:24 <b>door (1)</b> 10:18 <b>Doubletree (1)</b> 6:12 <b>down (8)</b> 8:13;10:11;14:9,15; 18:11;24:12;38:9;41:4 <b>downside (1)</b> 8:20 <b>downtown (29)</b> 7:21;12:2;15:1; 19:15;20:19;21:19; 24:3,7;30:15,19;32:14, 19,20;33:14;34:17,18, 24;35:13,16;36:18; 37:1,3;38:13;39:11,22; 41:6;50:20,22;51:23 <b>draft (1)</b> 11:16 <b>drafting (1)</b> 35:25 <b>dramatic (1)</b> 6:25 <b>drastic (2)</b> 28:19;44:25 <b>drinks (1)</b> 39:23 <b>drop (2)</b> 9:25;30:4 <b>drops (1)</b> 11:21 <b>Ducey's (1)</b> 39:17 <b>during (4)</b> 5:12;6:22;22:18; 45:18 <b>DWS (2)</b> 42:19;49:21
<b>D</b>				
<b>E</b>				
			<b>ear (2)</b> 23:7;40:4 <b>earlier (2)</b> 14:7;15:4 <b>early (4)</b> 6:3;8:10;24:1;40:8 <b>easily (1)</b> 23:11 <b>East (4)</b> 6:6;14:16;27:1;31:5 <b>eat (1)</b> 38:24 <b>echo (1)</b> 31:7	

<b>Eckbo (2)</b> 44:18,21	<b>entered (1)</b> 10:2	33:25;50:9	15:24;23:21;44:9	22:8
<b>economic (2)</b> 18:11;32:15	<b>entertain (2)</b> 49:23;51:25	<b>exec (2)</b> 4:12,14	<b>fatefully (1)</b> 32:6	<b>folks (2)</b> 19:19;20:1
<b>economically (1)</b> 32:23	<b>entire (4)</b> 31:23;32:4;34:13; 46:23	<b>executive (14)</b> 4:10;23:14;32:13; 37:16;38:9;39:18; 40:11;46:16,18;48:16, 18:50;7,11,23	<b>favor (8)</b> 4:7,17;5:2;11:13; 30:2;50:16;51:16;52:3	<b>followed (1)</b> 20:13
<b>economy (1)</b> 12:21	<b>entities (2)</b> 12:1;18:24	<b>exercise (2)</b> 24:16;51:20	<b>fear (1)</b> 25:22	<b>following (1)</b> 34:5
<b>edge (1)</b> 42:11	<b>environment (4)</b> 16:13;33:5,7;37:5	<b>exhibition (1)</b> 42:1	<b>fees (4)</b> 14:25,25,25;33:16	<b>footprint (1)</b> 34:18
<b>editorial (1)</b> 46:21	<b>envision (1)</b> 44:11	<b>existing (3)</b> 32:9;41:24,25	<b>feet (3)</b> 34:8,14,16	<b>forecasting (1)</b> 31:12
<b>Edmund (9)</b> 2:6;3:18;20:4;21:22; 29:7;39:14;40:7,17; 49:8	<b>especially (2)</b> 23:13;39:17	<b>expand (1)</b> 34:12	<b>Fest (1)</b> 19:10	<b>forever (1)</b> 28:12
<b>educate (1)</b> 33:13	<b>established (1)</b> 7:5	<b>expect (3)</b> 7:13;41:15;52:6	<b>few (3)</b> 5:9;7:10;37:13	<b>forgive (1)</b> 14:10
<b>educational (1)</b> 30:15	<b>estimate (1)</b> 13:5	<b>expecting (1)</b> 48:19	<b>figure (8)</b> 16:15;19:19;26:22; 27:11;28:7;37:8,19; 44:18	<b>formed (1)</b> 7:4
<b>Effective (2)</b> 8:24;40:1	<b>estimated (2)</b> 10:14;13:25	<b>expense (1)</b> 14:19	<b>filed (1)</b> 13:9	<b>forward (15)</b> 5:21;7:12;19:1,6,12, 20,24;20:1;24:5;27:5, 10,12;46:17;49:1;50:8
<b>efforts (3)</b> 10:5;12:17;43:7	<b>estimating (1)</b> 13:8	<b>expenses (3)</b> 12:11;14:15;22:9	<b>filers (1)</b> 10:4	<b>Fountain (1)</b> 44:18
<b>either (3)</b> 40:7,7;51:9	<b>et (2)</b> 38:25;39:23	<b>experience (1)</b> 42:21	<b>filing (1)</b> 10:10	<b>four (3)</b> 9:3;25:1,12
<b>El (4)</b> 19:1,8,12,16	<b>even (14)</b> 7:25;12:6,8,10,25; 17:14;19:25;20:1; 21:13;23:5;28:19; 36:21;37:22;39:11	<b>explored (1)</b> 36:6	<b>filling (1)</b> 8:17	<b>Fox (1)</b> 21:3
<b>element (1)</b> 23:3	<b>event (3)</b> 19:2;21:1;36:14	<b>expressed (1)</b> 33:19	<b>final (1)</b> 50:18	<b>Frankly (2)</b> 20:25;23:16
<b>eliminated (1)</b> 11:23	<b>events (9)</b> 12:1;13:7;20:18,22, 23;21:6,6,20;50:20	<b>extra (1)</b> 16:1	<b>financial (1)</b> 7:23	<b>freed (1)</b> 8:22
<b>else (2)</b> 28:11;51:4	<b>eventually (2)</b> 32:22;34:13	<b>extraordinary (1)</b> 5:23	<b>find (2)</b> 26:7;39:3	<b>frustrated (1)</b> 47:11
<b>embodied (1)</b> 44:10	<b>everybody (4)</b> 16:9;18:14;28:11; 46:24	<b>eye (1)</b> 19:21	<b>fingers (1)</b> 52:6	<b>frustrating (2)</b> 26:21;47:14
<b>employees (1)</b> 31:23	<b>everybody's (1)</b> 51:5	<b>F</b>	<b>firm (3)</b> 42:20,20,20	<b>frustration (1)</b> 48:3
<b>employment (1)</b> 24:6	<b>everyone (2)</b> 5:5;20:13	<b>face (3)</b> 27:17;43:22,23	<b>first (10)</b> 4:12;16:7;17:19; 20:11;22:19;27:15; 30:17;31:7;34:8;43:6	<b>full (2)</b> 5:21;41:24
<b>enable (1)</b> 41:16	<b>everyone's (1)</b> 22:7	<b>faced (1)</b> 35:1	<b>fiscal (7)</b> 13:23;14:1;15:5,10, 15:22;14;34:1	<b>fully (1)</b> 34:12
<b>enabled (2)</b> 30:9;36:1	<b>evolve (2)</b> 20:22,22	<b>Facilities (1)</b> 2:15	<b>fits (1)</b> 43:1	<b>fund (1)</b> 25:2
<b>encountered (1)</b> 50:5	<b>evolves (1)</b> 21:14	<b>fact (8)</b> 9:19;22:5,8,25; 31:13;36:13,19;40:3	<b>five (3)</b> 19:16;20:17;27:24	<b>funded (2)</b> 26:25;27:1
<b>encouraged (1)</b> 6:1	<b>exact (1)</b> 39:20	<b>fact (1)</b> 6:24	<b>flag (1)</b> 3:3	<b>funding (1)</b> 15:10
<b>end (7)</b> 8:7;15:11;22:15; 23:14;24:10;25:15; 42:6	<b>exactly (1)</b> 32:20	<b>fact (1)</b> 9:19;22:5,8,25; 31:13;36:13,19;40:3	<b>flag (1)</b> 3:3	<b>funds (2)</b> 14:5;17:5
<b>ended (1)</b> 15:21	<b>example (2)</b> 15:25;44:7	<b>faculty (1)</b> 34:3	<b>Fletcher (14)</b> 2:2;3:14;9:5;14:21; 15:11;19:11;20:10; 24:1;27:17;29:19; 30:21;40:8;41:1;49:18	<b>further (1)</b> 29:4
<b>endorsement (1)</b> 24:7	<b>excellent (1)</b> 42:20	<b>failure (1)</b> 16:2	<b>floor (2)</b> 34:8,9	<b>furthermore (1)</b> 13:15
<b>enjoys (1)</b> 7:3	<b>except (2)</b> 7:17;23:16	<b>fairly (1)</b> 14:15	<b>floors (1)</b> 5:22	<b>future (2)</b> 5:19;12:20
<b>enough (4)</b> 23:10;24:22;26:1; 28:8	<b>excuse (2)</b> 10:20;15:25	<b>fall (3)</b> 9:16;32:11;42:2	<b>foggy (1)</b>	<b>FYI (1)</b> 47:15
<b>enrolled (1)</b> 32:11		<b>familiar (1)</b> 30:11		<b>G</b>
		<b>fantastic (1)</b> 10:24		<b>garage (3)</b> 41:21;42:14,14
		<b>far (3)</b>		<b>gathering (1)</b>

<p>34:17 <b>generate (2)</b> 28:1;39:8 <b>generated (1)</b> 14:4 <b>generation (1)</b> 38:24 <b>generators (1)</b> 22:20 <b>gets (1)</b> 18:7 <b>given (3)</b> 6:23;30:13;32:17 <b>giving (1)</b> 51:19 <b>glass (4)</b> 50:22,24;51:1,10 <b>goes (1)</b> 7:6 <b>good (9)</b> 7:15;10:6;15:15,16; 16:26;5:30;25;41:17; 52:7 <b>goofy (1)</b> 46:25 <b>governor (2)</b> 12:22;39:17 <b>gratitude (1)</b> 41:10 <b>great (8)</b> 8:19;10:23;24:6,6; 30:4;41:9;42:21;43:8 <b>green (2)</b> 27:18;42:22 <b>ground (2)</b> 23:7;41:23 <b>grounds (1)</b> 23:25 <b>group (3)</b> 31:24;32:14;33:11 <b>groups (1)</b> 20:6 <b>grow (1)</b> 39:4 <b>guarantee (1)</b> 16:12 <b>guess (4)</b> 3:7;15:16;37:14; 40:24 <b>guesstimate (1)</b> 16:10 <b>guy (1)</b> 47:8 <b>guys (6)</b> 30:5;37:12,20;44:4; 46:23;47:11</p>	<p>21,23;41:1;49:8,10,12, 14,16,18;51:3,6 <b>half (1)</b> 12:13 <b>halfway (1)</b> 17:22 <b>hall (10)</b> 42:15,17;44:16,21, 23;45:14,17;46:10; 47:13;49:1 <b>halls (1)</b> 42:1 <b>hammering (1)</b> 26:17 <b>Hampshire (2)</b> 37:2;38:4 <b>hand (4)</b> 12:7,14;17:18;27:7 <b>handy (2)</b> 23:4,5 <b>happen (9)</b> 15:15;16:14;18:25; 20:19,20;21:6,7;44:12; 45:20 <b>happened (4)</b> 9:16;23:20;35:12; 48:1 <b>happening (1)</b> 20:25 <b>happy (2)</b> 33:19;36:16 <b>hard (1)</b> 16:4 <b>hardly (1)</b> 32:18 <b>hate (1)</b> 44:24 <b>hear (4)</b> 7:23;17:16;33:12; 50:14 <b>heard (2)</b> 6:19;37:24 <b>hearing (6)</b> 5:9,12;6:25;11:9,10; 29:24 <b>heck (1)</b> 8:11 <b>held (1)</b> 2:16 <b>help (13)</b> 7:21;19:19,25;30:14, 16;33:21;35:20;36:22; 37:9,12,20;38:12; 41:15 <b>helping (1)</b> 20:6 <b>Hexagon (1)</b> 27:4 <b>Hey (1)</b> 10:14 <b>highlight (1)</b> 21:19 <b>highly (2)</b></p>	<p>12:25;35:25 <b>Hill (6)</b> 2:7;3:16,17;29:17, 18,21 <b>Hilton (1)</b> 6:13 <b>hired (1)</b> 44:4 <b>hiring (1)</b> 49:21 <b>historic (1)</b> 42:4 <b>history (1)</b> 16:16 <b>hit (2)</b> 10:8;23:8 <b>hold (1)</b> 12:20 <b>honestly (1)</b> 18:8 <b>hope (4)</b> 17:5;23:17;45:15; 46:15 <b>hopefully (5)</b> 9:8;27:5;39:22;41:5; 45:16 <b>hoping (2)</b> 26:14;38:24 <b>horse (1)</b> 17:1 <b>hotel (2)</b> 5:23;6:19 <b>hour (1)</b> 2:19 <b>house (1)</b> 46:15 <b>household (1)</b> 39:5 <b>HUD-owned (1)</b> 14:22 <b>huge (5)</b> 5:18;14:21;17:8; 20:18,18 <b>huh (1)</b> 40:25 <b>Huna (2)</b> 30:9;41:16 <b>hurt (2)</b> 20:1;45:10</p>	<p><b>imminently (1)</b> 48:5 <b>impact (2)</b> 7:1;47:7 <b>important (4)</b> 9:11;15:19;16:9; 17:10 <b>impression (1)</b> 24:24 <b>improve (3)</b> 44:16,17,18 <b>improvement (1)</b> 33:2 <b>improvements (2)</b> 44:6,7 <b>improving (1)</b> 44:9 <b>inaudible (1)</b> 27:4 <b>inch (1)</b> 47:3 <b>incident (1)</b> 50:22 <b>included (2)</b> 22:20;33:18 <b>includes (1)</b> 22:15 <b>including (1)</b> 43:19 <b>income (7)</b> 9:17;14:3,6,12;16:1; 20:8;22:10 <b>incomplete (1)</b> 36:11 <b>incredibly (1)</b> 40:2 <b>indeed (2)</b> 12:7;50:24 <b>information (3)</b> 15:17;18:7;39:19 <b>infrastructure (1)</b> 40:6 <b>initial (1)</b> 34:7 <b>initially (1)</b> 36:4 <b>instance (1)</b> 18:25 <b>instead (1)</b> 39:7 <b>instrumental (1)</b> 50:4 <b>insurance (2)</b> 14:20;51:11 <b>interest (4)</b> 6:2;14:3;35:2;38:20 <b>interested (1)</b> 20:24 <b>interesting (2)</b> 5:10;30:13 <b>interests (1)</b> 21:17 <b>into (12)</b></p>	<p>4:11;8:25;9:16; 11:17;12:13;16:7;25:7; 27:24;31:6;34:12; 36:23;48:18 <b>Introduce (1)</b> 30:22 <b>introduced (1)</b> 32:6 <b>invest (4)</b> 30:17;46:11,12,12 <b>involved (2)</b> 7:17;48:15 <b>Irvin (26)</b> 2:4;3:20,21;4:25; 19:7;25:24;27:8,15; 29:15,16,25;35:4,11; 36:24;40:23,24;41:7, 11;43:5,6;46:18,20; 49:14,15;51:14;52:1 <b>issue (3)</b> 45:14;49:25;50:19 <b>issues (1)</b> 47:20 <b>item (4)</b> 22:23;30:7;50:18; 51:24 <b>items (3)</b> 11:24;41:12;49:24 <b>item's (1)</b> 41:13</p>
<b>J</b>				
<p><b>Jannie (12)</b> 2:5;3:24;17:10;19:7; 21:22;24:19;29:9; 40:19;48:17,17;49:16; 50:13 <b>January (2)</b> 13:21;21:8 <b>Jazz (3)</b> 19:9,17;21:8 <b>Jeff (3)</b> 2:7;3:16;29:17 <b>jeopardy (1)</b> 21:8 <b>Jessica (1)</b> 33:6 <b>JKaiser (1)</b> 33:6 <b>job (4)</b> 10:23;26:2,12;28:18 <b>Jonathan (1)</b> 23:3 <b>juice (1)</b> 39:12 <b>July (3)</b> 6:3;11:16;40:6 <b>jump (1)</b> 31:6 <b>jumped (1)</b> 27:4 <b>jumping (1)</b></p>				

13:14 <b>June (9)</b> 2:18;5:7;8:1,6,10,24; 11:16;13:21;32:7	<b>lead (1)</b> 3:8 <b>learned (1)</b> 45:11 <b>lease (4)</b> 14:8;34:6;44:8,10 <b>least (1)</b> 22:10 <b>leave (1)</b> 4:20 <b>left (2)</b> 36:10;41:12 <b>legal (3)</b> 14:24;23:10,15 <b>legislative (1)</b> 14:25 <b>Legislators (1)</b> 23:2 <b>legislature (1)</b> 22:24 <b>Leo (3)</b> 44:17,21;46:10 <b>Lerua's (3)</b> 17:24;26:25;27:19 <b>less (3)</b> 13:23;14:1;39:20 <b>lesser (1)</b> 36:14 <b>level (5)</b> 25:9;33:11,21;34:8; 38:11 <b>liability (1)</b> 14:20 <b>light (1)</b> 27:19 <b>lighter (1)</b> 38:2 <b>Lincoln (2)</b> 44:13;46:9 <b>line (4)</b> 13:24;30:8,20;41:15 <b>link (1)</b> 4:21 <b>list (1)</b> 28:2 <b>lists (1)</b> 9:5 <b>little (14)</b> 11:22;13:18,25;14:6; 16:21;22:8;23:17;26:7; 27:21;30:16;31:17; 37:14;45:23;46:21 <b>Live (1)</b> 21:2 <b>loan (4)</b> 14:5,10;15:7;20:21 <b>local (1)</b> 42:20 <b>locally (1)</b> 6:17 <b>location (3)</b> 32:5;33:18;42:11 <b>locations (1)</b>	42:22 <b>long (2)</b> 27:14;49:5 <b>longer (1)</b> 35:19 <b>long-term (1)</b> 36:17 <b>look (12)</b> 7:19;9:23;16:4,12; 17:6;24:13,19;26:10; 28:21;32:21;33:4; 45:25 <b>looked (3)</b> 25:10;27:16;35:12 <b>looking (7)</b> 16:10;18:6;22:9; 31:15;34:15;36:7;39:4 <b>looks (6)</b> 6:2,6;7:20;9:6;24:8; 27:9 <b>lose (2)</b> 7:13;43:25 <b>lot (26)</b> 8:14;16:5;23:25; 31:11;35:14;39:6,12, 13;41:21;42:14;43:15, 16,25,25;44:1,2,19,21; 45:3,14,19;47:13,18; 48:25;50:22;51:21 <b>love (8)</b> 22:8;33:23;37:8,12; 46:1;48:12,13,23 <b>lower (2)</b> 23:12;34:8 <b>lunches (1)</b> 39:23	49:14 <b>market (3)</b> 27:25;31:15;32:25 <b>marketing (10)</b> 11:24;12:17;14:22; 16:6;18:21;20:15; 21:16,24;22:14,25 <b>Mark's (1)</b> 38:18 <b>Marquez (26)</b> 2:6;3:6,18,19;4:6,16; 10:14,23;11:12;22:1; 28:24;29:7,8;30:1; 38:14,18;40:17,18; 45:4,5;46:7,19;48:11; 49:8,9;50:15 <b>materials (1)</b> 45:20 <b>math (2)</b> 34:20;51:1 <b>matter (3)</b> 9:19;26:1;40:3 <b>May (10)</b> 8:1,6,7;18:6;20:19, 19;33:12;50:3,3,21 <b>maybe (8)</b> 15:15;16:4;19:20,22; 25:18;37:15,16;39:3 <b>mayor (1)</b> 47:18 <b>McCusker (57)</b> 2:2;3:1,7,10,13,14, 15;4:1,7,9,17,19,23; 5:2,4,16;9:22;10:25; 11:3,7,13,15;20:12; 22:21;24:11;25:24; 27:7;28:13,16;29:2,19, 20;30:2,4,22;34:19; 39:25;40:10,15;41:1,2, 12;43:5;45:5;47:15; 49:6,18,19;50:13,16, 18;51:4,8,15,18;52:3,5 <b>mean (8)</b> 15:15;20:10;23:24; 37:3;38:22;46:9;48:22; 49:3 <b>meaning (1)</b> 34:10 <b>meaningful (1)</b> 51:20 <b>meant (1)</b> 51:21 <b>medium (1)</b> 36:16 <b>meet (3)</b> 17:21;48:19,21 <b>meeting (15)</b> 2:14;3:2,4;12,20; 5:7;7:2;41:25;42:10; 47:23;48:13,19,24; 49:5;50:6;52:6 <b>meetings (3)</b> 5:21;47:21;48:2	<b>member (1)</b> 48:14 <b>MEMBERS (6)</b> 2:1;30:17;31:24; 32:13;34:4;48:18 <b>member's (1)</b> 48:12 <b>mentioned (4)</b> 7:18;14:21;15:4,11 <b>merchant (1)</b> 14:22 <b>merchants (4)</b> 10:12;13:11;21:19; 51:21 <b>Mexico (1)</b> 32:5 <b>MEYERS (11)</b> 7:25;8:5;9:18;10:6, 17;11:2;13:3;23:1; 25:14,22;29:6 <b>mic (2)</b> 11:1,3 <b>middle (1)</b> 37:2 <b>might (8)</b> 7:11,21;10:25;19:18; 20:24;22:21,24;47:19 <b>Mile (2)</b> 14:23;27:3 <b>million (34)</b> 6:7;8:3,7,12,16;9:7, 12;10:16,18;11:22,22, 25;12:13,14;13:22,25; 15:3,22,23,24;16:1,20, 21,21;22:15,17;24:2, 16;25:15,18,19,21; 27:12;34:21 <b>million-dollar (3)</b> 5:25;6:3,10 <b>million's (1)</b> 16:19 <b>mind (2)</b> 26:10;37:18 <b>miniscule (1)</b> 19:25 <b>minor (1)</b> 16:24 <b>minute (1)</b> 7:22 <b>minutes (3)</b> 4:4;5:9;7:10 <b>modest (1)</b> 34:23 <b>Monday (1)</b> 32:7 <b>money (18)</b> 12:16,19;14:4;18:17; 20:21;21:16;23:10,15; 25:5,7,20,23;26:2,3,11, 23,24;51:9 <b>month (9)</b> 9:16;10:18;13:22; 15:5,22;16:16,20;
<b>K</b>				
<b>keep (7)</b> 18:4;19:21;24:5; 26:16;51:19,22;52:6 <b>keeping (1)</b> 28:22 <b>kept (1)</b> 23:10 <b>key (1)</b> 23:16 <b>kicked (1)</b> 27:23 <b>kids (1)</b> 39:6 <b>kind (24)</b> 10:9,22;11:18;13:6, 13;17:13;18:23;19:21, 23;22:9;26:17;28:5; 34:23;35:11,13,17; 36:16;37:11,14,18,19; 38:3;39:10;44:24 <b>king (1)</b> 27:18 <b>knew (1)</b> 9:24 <b>knowing (1)</b> 37:12 <b>known (1)</b> 18:23 <b>knows (2)</b> 18:13;42:23				
<b>L</b>		<b>M</b>		
<b>lamenting (1)</b> 31:8 <b>landed (1)</b> 17:14 <b>landlord (1)</b> 31:10 <b>language (1)</b> 47:23 <b>large (2)</b> 10:4;21:10 <b>largely (1)</b> 33:3 <b>last (16)</b> 8:1;9:1;10:17;13:15, 21,23;14:2,6,21;15:7; 23:4;33:23;46:21;47:8; 48:1;51:24 <b>late (1)</b> 32:18 <b>later (1)</b> 46:4 <b>latest (1)</b> 51:1	<b>maintaining (1)</b> 20:2 <b>major (2)</b> 23:23;24:2 <b>makes (2)</b> 17:12;39:13 <b>making (5)</b> 8:24;11:4;37:14; 44:6;47:9 <b>man (1)</b> 47:5 <b>manage (1)</b> 18:3 <b>manually (1)</b> 10:2 <b>many (5)</b> 9:9;18:15;31:10; 36:6;39:8 <b>March's (1)</b> 8:9 <b>Mark (13)</b> 2:4,11;3:20;23:12; 29:15;35:9,22;36:19; 39:2;40:23;46:9;48:21;	<b>maintaining (1)</b> 20:2 <b>major (2)</b> 23:23;24:2 <b>makes (2)</b> 17:12;39:13 <b>making (5)</b> 8:24;11:4;37:14; 44:6;47:9 <b>man (1)</b> 47:5 <b>manage (1)</b> 18:3 <b>manually (1)</b> 10:2 <b>many (5)</b> 9:9;18:15;31:10; 36:6;39:8 <b>March's (1)</b> 8:9 <b>Mark (13)</b> 2:4,11;3:20;23:12; 29:15;35:9,22;36:19; 39:2;40:23;46:9;48:21;		

25:21;52:5 <b>month-by-month (2)</b> 7:11;11:20 <b>monthly (5)</b> 10:15;13:5,13;21:13; 28:21 <b>months (7)</b> 9:3;13:21;15:6; 25:12;28:5;31:16; 45:18 <b>more (10)</b> 7:13;13:19;15:6; 17:5;23:5,15;26:3,7; 36:23;39:21 <b>mortgage (4)</b> 16:22;25:1,6,11 <b>most (6)</b> 6:20;9:5;14:3;18:24; 31:17;35:1 <b>motion (27)</b> 4:3,8,14,18,23;5:3; 11:10,14;28:17;29:2, 22;30:3;38:8;40:10,24; 44:25,25;47:9;48:9,10; 49:20;50:17;51:12,15, 17,25;52:4 <b>move (10)</b> 6:7;11:1;27:5,10; 28:24;38:15;46:17; 48:7;49:1;51:13 <b>moved (8)</b> 4:5,15,25;11:11; 29:25;50:12;52:1,2 <b>moving (3)</b> 27:10;41:23;42:2 <b>much (14)</b> 8:12;11:25;14:12,14, 20;15:13;20:6;25:3,19; 34:19;37:11;42:10; 44:24;51:5 <b>Multipurpose (1)</b> 2:15 <b>murky (1)</b> 31:8 <b>music (8)</b> 42:15,17;44:16,21; 45:14,17;46:10;49:1 <b>myriad (1)</b> 36:5 <b>myself (2)</b> 28:3;48:16	42:5 <b>neat (1)</b> 37:6 <b>necessarily (1)</b> 17:4 <b>need (24)</b> 4:3,14,23;11:10; 16:23;18:16,17;23:7, 18;24:4;25:2;26:13,15; 28:21;29:22;30:16; 33:5;34:2,11;36:12; 45:24;46:5;49:25; 51:11 <b>needed (1)</b> 50:6 <b>needle (1)</b> 48:8 <b>needs (2)</b> 45:20;46:10 <b>neighborhood (1)</b> 51:9 <b>neither (1)</b> 33:14 <b>new (13)</b> 14:18;15:5;17:7; 24:2,20;30:12;32:5,8; 37:2;38:4;42:10,14; 48:18 <b>news (3)</b> 6:6;7:15;8:19 <b>next (18)</b> 7:14,20;9:8;11:16; 15:10,14,14;17:25; 19:22;20:21;25:11; 30:7;34:10;41:13;43:3, 20;45:17;52:5 <b>nice (2)</b> 16:19;28:18 <b>nobody (1)</b> 17:11 <b>non-exec (2)</b> 48:12,14 <b>nonsense (1)</b> 47:1 <b>nor (1)</b> 48:20 <b>normally (2)</b> 9:13;47:2 <b>notice (1)</b> 20:13 <b>November (1)</b> 21:6 <b>Nuevo (13)</b> 2:15;5:7,18;7:3,4,7; 10:1;11:9;31:1,2,3; 48:24;50:23;51:9 <b>number (8)</b> 15:23;17:23;22:4; 26:12;37:10;38:5; 44:11;48:4 <b>numbers (13)</b> 10:21;13:14,20; 14:21;15:18;16:4,19;	17:23;22:7;23:12; 26:21;27:16;43:11 <b>nutshell (2)</b> 12:9,10  <b>O</b>  <b>obligation (1)</b> 12:3 <b>obligations (1)</b> 16:24 <b>obvious (1)</b> 31:18 <b>Obviously (6)</b> 5:7;11:19;18:24; 19:11;20:20;38:23 <b>occupancy (4)</b> 14:18;34:7,10,14 <b>occupy (1)</b> 34:13 <b>occur (1)</b> 16:15 <b>o'clock (1)</b> 4:13 <b>October (1)</b> 21:6 <b>off (9)</b> 8:4;25:18;27:15,23; 29:11;30:5,24;43:6; 49:11 <b>offered (2)</b> 23:12;50:23 <b>office (2)</b> 15:2;31:17 <b>officers (9)</b> 37:16;38:9;40:11; 46:18,19;48:16;50:7, 11,23 <b>official (1)</b> 20:13 <b>often (1)</b> 33:12 <b>Oklahoma (1)</b> 14:5 <b>old (1)</b> 32:3 <b>One (19)</b> 5:20,22;9:16,25; 10:6,10;16:11;17:3; 21:12;22:4,13;23:13; 26:12;37:6;39:2;41:20; 42:22;45:11;46:20 <b>ones (2)</b> 7:17;16:24 <b>one-year (1)</b> 34:10 <b>ongoing (3)</b> 33:21;36:17;43:7 <b>online (2)</b> 39:7,9 <b>only (9)</b> 7:16,20;9:6;15:20; 17:6;18:4;26:6;33:12;	43:9 <b>open (6)</b> 6:21,23;18:10;21:18; 22:12;51:23 <b>opened (1)</b> 18:12 <b>operating (1)</b> 47:3 <b>operation (2)</b> 20:2;37:4 <b>Operations (2)</b> 2:10;25:5 <b>opinion (1)</b> 46:5 <b>opinions (1)</b> 45:23 <b>opportune (1)</b> 31:14 <b>opportunity (10)</b> 5:11,14;6:1;30:14; 31:1,13;33:8;34:12; 37:7;47:4 <b>optimistic (1)</b> 6:16 <b>options (1)</b> 26:10 <b>oral (5)</b> 11:6;28:15;29:5,18; 40:14 <b>order (3)</b> 3:2;32:12;39:18 <b>organization (1)</b> 32:3 <b>originally (2)</b> 16:6;35:23 <b>Ortega (1)</b> 13:16 <b>ours (1)</b> 8:25 <b>ourselves (3)</b> 12:5;31:12;34:11 <b>out (31)</b> 6:16;8:11,18;9:7; 12:2;13:7,8;15:8;16:5, 15;18:16;19:19;22:11, 19;23:4;24:24;25:2; 26:2,8,22;27:11;28:6, 7;32:15;37:8,19;39:3; 41:5,8,23;44:18 <b>outdoor (1)</b> 5:24 <b>outside (1)</b> 24:8 <b>over (14)</b> 9:3;11:22;13:14,25; 14:18;16:1,21;24:1,9; 26:20;33:15;38:11; 43:16;47:12 <b>overseeing (1)</b> 43:9 <b>own (7)</b> 8:22;21:25;22:23; 43:25;44:7,8;47:20	<b>owned (1)</b> 6:18 <b>owner (2)</b> 31:4,10  <b>P</b>  <b>page (2)</b> 24:13;45:2 <b>paid (1)</b> 15:6 <b>pandemic (3)</b> 6:24;21:11;24:9 <b>Park (4)</b> 30:10,10;34:22;36:6 <b>parking (8)</b> 33:11,14,16,18,21; 34:21;41:21;42:14 <b>part (8)</b> 7:18;9:4;10:4;12:15; 18:20;24:17;43:14; 51:21 <b>participant (1)</b> 21:10 <b>participants (1)</b> 5:6 <b>participate (1)</b> 7:8 <b>particular (1)</b> 38:12 <b>particularly (1)</b> 20:23 <b>parties (1)</b> 35:19 <b>partitions (2)</b> 33:4;40:7 <b>partnering (1)</b> 42:19 <b>Partnership (1)</b> 15:2 <b>pass (2)</b> 35:18;41:3 <b>passed (8)</b> 4:8,18;5:3;11:14; 30:3;50:17;51:17;52:4 <b>passes (2)</b> 49:20;51:6 <b>passion (1)</b> 48:5 <b>past (1)</b> 9:14 <b>patio (1)</b> 5:24 <b>pause (1)</b> 31:18 <b>pay (5)</b> 14:10;25:6;36:20; 50:23;51:10 <b>paying (2)</b> 23:8;33:16 <b>payment (1)</b> 17:25 <b>payments (3)</b>
<b>N</b>				
<b>nailed (1)</b> 19:11 <b>name (2)</b> 31:3;32:1 <b>narrative (1)</b> 46:7 <b>Nation (1)</b> 21:2 <b>near (1)</b>				

8:25;16:22;25:1 <b>payroll (1)</b> 14:24 <b>pedal (3)</b> 43:24;44:15,20 <b>pending (1)</b> 51:4 <b>people (12)</b> 5:11;8:14;9:25;10:9; 13:9;18:15;22:13; 35:15,15;36:23;39:11; 48:15 <b>people's (1)</b> 19:23 <b>per (1)</b> 34:4 <b>percent (3)</b> 7:13;13:16;39:14 <b>performance (1)</b> 42:21 <b>performers (1)</b> 45:16 <b>period (2)</b> 6:20;34:10 <b>periods (2)</b> 46:25;47:1 <b>perpetually (1)</b> 7:7 <b>person (3)</b> 10:10;34:2;40:8 <b>personally (1)</b> 28:4 <b>perspective (1)</b> 48:12 <b>phase (1)</b> 41:20 <b>Phil (8)</b> 41:15,16,17;43:6; 45:7;46:22;49:21;50:3 <b>phone (1)</b> 40:4 <b>physical (2)</b> 31:5;37:5 <b>physically (1)</b> 39:7 <b>pick (1)</b> 10:4 <b>PICOR (1)</b> 31:16 <b>picture (1)</b> 7:12 <b>place (1)</b> 13:14 <b>placed (1)</b> 41:22 <b>plan (1)</b> 28:22 <b>planned (1)</b> 26:20 <b>planning (4)</b> 19:1,12;26:14,16 <b>playing (1)</b> 46:14	<b>plaza (1)</b> 42:4 <b>Please (3)</b> 3:7,10;39:3 <b>pleased (1)</b> 42:19 <b>pleasure (2)</b> 35:2;48:7 <b>pledge (2)</b> 3:3,9 <b>plentiful (1)</b> 33:14 <b>plug (1)</b> 13:19 <b>plus (1)</b> 39:21 <b>pm (2)</b> 2:19;52:8 <b>point (10)</b> 8:22;9:3;15:19; 17:11;22:13;26:17,22; 27:13;39:20;45:10 <b>police (1)</b> 47:20 <b>pop (1)</b> 23:11 <b>portion (2)</b> 7:2;51:10 <b>position (3)</b> 22:12;23:18;49:22 <b>possibly (1)</b> 23:8 <b>post-pandemic (1)</b> 39:16 <b>pouring (1)</b> 26:5 <b>precast (1)</b> 41:22 <b>preorder (2)</b> 45:20,20 <b>Pre-pandemic (1)</b> 39:14 <b>prepared (1)</b> 47:22 <b>preparing (1)</b> 8:15 <b>presence (1)</b> 37:5 <b>PRESENT (3)</b> 2:1,9;31:1 <b>presentation (1)</b> 33:20 <b>presented (2)</b> 29:3;45:1 <b>presenting (1)</b> 22:5 <b>preserve (1)</b> 27:22 <b>pressure (1)</b> 23:6 <b>pretty (14)</b> 7:12;8:12;9:21; 13:21;14:12,14,20;	15:13,16;31:14;33:7; 34:23;49:1;51:5 <b>primarily (3)</b> 9:15;14:23;36:8 <b>primary (1)</b> 14:15 <b>prime (1)</b> 42:20 <b>principals (1)</b> 42:23 <b>prior (3)</b> 12:12;13:6,7 <b>prioritize (1)</b> 7:19 <b>priority (2)</b> 5:7;17:19 <b>privy (1)</b> 34:25 <b>probably (12)</b> 16:7;19:14,25;20:14; 21:7;22:23;23:3;27:19; 28:10,21,22;30:16 <b>problems (2)</b> 16:8;29:21 <b>proceed (2)</b> 42:7;43:3 <b>proceeding (2)</b> 41:21;42:11 <b>proceeds (2)</b> 8:25;15:7 <b>process (5)</b> 19:23;23:4;24:3; 35:17;41:14 <b>profit (1)</b> 15:12 <b>programs (1)</b> 36:23 <b>progress (3)</b> 44:2;48:14;49:5 <b>project (18)</b> 5:21,25,25;6:3,5,8, 10:7,17;11:20;23:13, 17,23,24;42:16;43:2; 47:6,9;50:8 <b>projected (3)</b> 10:20;12:9;22:10 <b>projecting (1)</b> 10:15 <b>projections (1)</b> 12:25 <b>projects (25)</b> 5:19;9:5,7;12:4,18; 14:23;15:9;17:6,7,9; 23:24;24:2,2,12,13,18, 20;27:23;28:1,1,9; 41:20;42:8;45:12; 51:19 <b>promote (1)</b> 21:18 <b>promoting (2)</b> 21:16,18 <b>promptly (1)</b> 4:12	<b>properly (6)</b> 8:15,18;10:1,10; 13:9;45:12 <b>properties (2)</b> 6:13;51:11 <b>property (3)</b> 5:23;14:16;44:11 <b>proposal (2)</b> 42:25;43:1 <b>prospect (1)</b> 30:12 <b>proud (1)</b> 46:22 <b>proves (1)</b> 17:1 <b>provided (1)</b> 37:6 <b>providing (1)</b> 33:2 <b>proximity (1)</b> 34:22 <b>prudent (1)</b> 21:12 <b>public (6)</b> 4:12;5:6,10,12,24; 29:23 <b>publicly (1)</b> 30:13 <b>pull (1)</b> 24:11 <b>pulling (2)</b> 27:2,3 <b>purchase (1)</b> 10:8 <b>purposes (2)</b> 12:2;22:22 <b>push (1)</b> 24:5 <b>pushing (1)</b> 46:3 <b>put (5)</b> 13:18;16:12;38:4; 43:8,18 <b>puts (1)</b> 24:24 <b>putting (1)</b> 43:19	<b>quote (1)</b> 19:16
<b>R</b>				
				<b>range (2)</b> 37:11,25 <b>rate (1)</b> 36:21 <b>rates (1)</b> 33:17 <b>rather (2)</b> 19:5;32:24 <b>ratification (2)</b> 50:19,25 <b>ratify (4)</b> 49:25;50:11;51:12, 13 <b>reach (4)</b> 27:24;32:15;41:7,8 <b>reading (1)</b> 22:14 <b>ready (5)</b> 24:3;28:16;43:3,4; 44:5 <b>real (2)</b> 20:8;51:22 <b>reality (2)</b> 16:2;22:3 <b>realize (1)</b> 16:10 <b>really (24)</b> 6:18,21;9:22;10:2,3; 18:4,13,15;20:15; 21:21,22;22:1,4;25:1; 26:13,15;27:3;28:3,18; 36:25;37:4,6;46:22; 51:20 <b>reason (2)</b> 36:9;40:4 <b>reasons (4)</b> 25:8;31:19;36:5,6 <b>recall (1)</b> 50:3 <b>recast (1)</b> 16:3 <b>received (3)</b> 8:11;9:12;23:21 <b>recent (1)</b> 39:17 <b>recently (1)</b> 32:4 <b>recess (2)</b> 4:14,22 <b>recommend (1)</b> 43:2 <b>recommendation (1)</b> 50:7 <b>reconvene (1)</b> 4:24 <b>record (4)</b> 8:4;29:11;30:24; 49:11
<b>Q</b>				
				<b>quarterly (2)</b> 15:18;18:6 <b>questionable (1)</b> 19:5 <b>quick (1)</b> 40:2 <b>quicker (2)</b> 47:6,6 <b>quickly (4)</b> 14:15;16:3;47:25; 50:5 <b>quite (2)</b> 13:9;19:13

<p><b>reduce (1)</b> 33:1</p> <p><b>reduced (3)</b> 12:8;13:15;16:20</p> <p><b>reduction (1)</b> 12:6</p> <p><b>regardless (1)</b> 8:22</p> <p><b>reimburse (1)</b> 51:10</p> <p><b>reinstate (2)</b> 12:17,18</p> <p><b>reiterate (1)</b> 15:13</p> <p><b>related (1)</b> 45:14</p> <p><b>relates (2)</b> 44:22;45:3</p> <p><b>relationships (1)</b> 10:12</p> <p><b>relative (1)</b> 31:14</p> <p><b>relatively (1)</b> 47:25</p> <p><b>relief (3)</b> 26:9;27:13,13</p> <p><b>relocate (3)</b> 30:15;32:8;34:11</p> <p><b>relocation (1)</b> 32:14</p> <p><b>reluctant (1)</b> 6:23</p> <p><b>remain (1)</b> 6:9</p> <p><b>remains (2)</b> 5:17;17:20</p> <p><b>remarkable (1)</b> 24:4</p> <p><b>remember (2)</b> 7:3;10:1</p> <p><b>REMEMBERED (1)</b> 2:14</p> <p><b>remodel (2)</b> 46:14;49:1</p> <p><b>remotely (1)</b> 40:8</p> <p><b>renovate (1)</b> 46:17</p> <p><b>renovation (5)</b> 6:10;42:1,18;45:12,15</p> <p><b>rent (1)</b> 36:20</p> <p><b>rental (4)</b> 14:6,19;33:17;36:21</p> <p><b>reopen (1)</b> 12:21</p> <p><b>reopened (1)</b> 12:22</p> <p><b>replacement (1)</b> 51:2</p> <p><b>report (3)</b> 7:23;9:10;12:12</p>	<p><b>Reporter (1)</b> 2:18</p> <p><b>reports (3)</b> 8:15,16,18</p> <p><b>representing (1)</b> 31:4</p> <p><b>request (3)</b> 31:6;33:21;34:23</p> <p><b>required (1)</b> 36:21</p> <p><b>requirements (1)</b> 33:22</p> <p><b>reserve (1)</b> 8:25</p> <p><b>reserves (1)</b> 12:15</p> <p><b>resolvable (1)</b> 48:5</p> <p><b>resolve (1)</b> 48:4</p> <p><b>respect (2)</b> 45:23;46:5</p> <p><b>response (5)</b> 11:6;28:15;29:5,18;40:14</p> <p><b>rest (4)</b> 21:3,4;28:23;36:24</p> <p><b>restaurant (2)</b> 5:24;38:24</p> <p><b>restaurants (5)</b> 6:18,21;12:23;18:10;21:18</p> <p><b>restoration (2)</b> 42:5,18</p> <p><b>restrictions (1)</b> 12:23</p> <p><b>resubmitting (1)</b> 9:14</p> <p><b>retail (2)</b> 34:14;38:25</p> <p><b>re-tenant (1)</b> 31:15</p> <p><b>returns (1)</b> 10:1</p> <p><b>revenue (13)</b> 7:1,14;9:24;11:20;12:6,9,11;13:6,7,10,25;15:14;21:25</p> <p><b>revenues (2)</b> 9:13;26:8</p> <p><b>revised (1)</b> 18:5</p> <p><b>revisit (2)</b> 19:21;21:13</p> <p><b>Rialto (1)</b> 21:4</p> <p><b>Rich (3)</b> 44:17,21;46:10</p> <p><b>ride (1)</b> 17:1</p> <p><b>right (20)</b> 11:8;18:18;20:6;22:2,3,8;23:13;25:17;</p>	<p>27:18,21;28:4,8;35:8,9;37:21,23;38:21;39:17;48:8;50:6</p> <p><b>Rio (13)</b> 2:15;5:7,18;7:3,4,7;10:1;11:9;30:25;31:23;48:24;50:23;51:9</p> <p><b>riot (1)</b> 50:21</p> <p><b>rise (1)</b> 7:21</p> <p><b>roaming (1)</b> 39:22</p> <p><b>Rocco's (2)</b> 26:25;27:19</p> <p><b>roll (4)</b> 3:11,13;29:6;49:7</p> <p><b>roll-call (1)</b> 40:16</p> <p><b>room (1)</b> 42:10</p> <p><b>rooms (2)</b> 42:1;50:6</p> <p><b>roughly (4)</b> 7:13;32:10;34:2,20</p> <p><b>RPR (1)</b> 2:17</p> <p><b>run (3)</b> 26:2;36:2,3</p> <p><b>running (1)</b> 47:2</p>	<p>32:11</p> <p><b>seat (1)</b> 26:4</p> <p><b>seats (1)</b> 45:21</p> <p><b>Second (21)</b> 4:6,16;5:1;11:12;18:20;29:1,3;30:1;31:20;32:5;34:9;38:14;40:11;42:14;45:4;46:8;48:9;50:14,15;51:14,16</p> <p><b>seconded (8)</b> 4:8,18;5:3;11:14;30:3;50:17;51:17;52:4</p> <p><b>seconding (1)</b> 45:6</p> <p><b>Secondly (1)</b> 25:4</p> <p><b>Secretary (1)</b> 2:4</p> <p><b>secure (4)</b> 32:25;36:10,13,15</p> <p><b>secured (1)</b> 36:12</p> <p><b>seeing (6)</b> 9:9;12:22;13:3;15:24;16:2;22:14</p> <p><b>seeking (2)</b> 33:11;35:24</p> <p><b>selfishly (2)</b> 32:16,17</p> <p><b>sense (3)</b> 18:16;20:23;39:13</p> <p><b>sent (1)</b> 4:2</p> <p><b>sentiment (1)</b> 31:8</p> <p><b>separate (1)</b> 22:21</p> <p><b>September (2)</b> 9:1,2</p> <p><b>service (6)</b> 8:25;9:3;12:8;15:4,6,8</p> <p><b>session (5)</b> 4:11;5:6,12;11:1;23:14</p> <p><b>set (3)</b> 4:10;11:8;40:7</p> <p><b>settled (1)</b> 35:13</p> <p><b>seven (1)</b> 32:3</p> <p><b>several (1)</b> 31:16</p> <p><b>sexy (1)</b> 38:23</p> <p><b>shake (1)</b> 28:6</p> <p><b>share (1)</b> 48:5</p> <p><b>Sheafe (21)</b></p>	<p>2:3;3:22,23;9:11;11:11;15:19;17:10;19:4;23:2;24:23;25:17,25;27:9;29:13,14;40:21,22;49:10,13;51:13;52:2</p> <p><b>shocked (1)</b> 8:11</p> <p><b>short (2)</b> 45:18;50:9</p> <p><b>show (1)</b> 22:22</p> <p><b>showing (2)</b> 5:5;15:11</p> <p><b>shown (1)</b> 12:3</p> <p><b>shows (1)</b> 28:19</p> <p><b>shut (2)</b> 8:13;18:11</p> <p><b>side (4)</b> 6:4;21:15;26:16;36:17</p> <p><b>significant (1)</b> 30:18</p> <p><b>significantly (1)</b> 14:1</p> <p><b>similarly (2)</b> 33:1;50:19</p> <p><b>simple (1)</b> 49:2</p> <p><b>Sincere (1)</b> 41:9</p> <p><b>single (1)</b> 47:3</p> <p><b>sit (4)</b> 12:19;38:9;40:3;41:4</p> <p><b>site (1)</b> 6:11</p> <p><b>sitting (4)</b> 7:15;14:4,16;26:20</p> <p><b>situation (1)</b> 7:1</p> <p><b>six (2)</b> 13:21;36:15</p> <p><b>six-year (4)</b> 34:6;35:14,18;38:12</p> <p><b>slightly (1)</b> 36:14</p> <p><b>slim (1)</b> 32:23</p> <p><b>slow (1)</b> 10:4</p> <p><b>small (2)</b> 6:17;14:9</p> <p><b>smaller (1)</b> 25:3</p> <p><b>smart (1)</b> 28:10</p> <p><b>smooth (1)</b> 13:8</p> <p><b>solvent (1)</b></p>
		<b>S</b>		
		<p><b>safe (1)</b> 21:19</p> <p><b>salaries (2)</b> 35:7;37:13</p> <p><b>sales (7)</b> 7:8;8:14;10:3;22:19;28:1;38:23;39:8</p> <p><b>Salpointe (1)</b> 39:6</p> <p><b>same (5)</b> 4:21;14:20;31:11;45:2;48:5</p> <p><b>Saturdays (2)</b> 19:10,16</p> <p><b>saw (2)</b> 12:12;36:2</p> <p><b>saying (3)</b> 8:5;22:16;48:25</p> <p><b>schedule (2)</b> 6:12;46:1</p> <p><b>school (3)</b> 39:1,7,9</p> <p><b>screen (1)</b> 30:5</p> <p><b>scroll (1)</b> 24:12</p> <p><b>search (1)</b> 32:8</p> <p><b>season (1)</b></p>		

17:20 <b>somebody (2)</b> 26:24;47:4 <b>somewhere (1)</b> 32:12 <b>sooner (1)</b> 46:4 <b>sorry (1)</b> 3:12 <b>sort (4)</b> 9:15;25:10;27:4,12 <b>sounds (1)</b> 41:9 <b>South (3)</b> 5:20,23;27:9 <b>Southern (2)</b> 37:2;38:3 <b>Southwest (1)</b> 32:1 <b>space (7)</b> 32:8,9;33:3;34:15; 36:10,15;42:10 <b>spaces (1)</b> 36:8 <b>speak (3)</b> 31:17;36:24;42:2 <b>speaking (1)</b> 48:17 <b>special (5)</b> 14:25;47:23;48:12; 49:4;52:6 <b>speed (1)</b> 5:22 <b>spend (2)</b> 20:17;21:16 <b>spending (2)</b> 9:2;39:11 <b>spent (2)</b> 24:25;26:19 <b>spike (1)</b> 6:22 <b>sponsor (1)</b> 22:3 <b>sponsor-budgeted (1)</b> 11:24 <b>sponsorships (1)</b> 20:16 <b>spring (1)</b> 20:23 <b>square (1)</b> 34:8 <b>squeeze (1)</b> 39:12 <b>staff (6)</b> 9:23;32:13;34:3,4; 35:7;38:5 <b>staff's (1)</b> 10:5 <b>stalling (1)</b> 43:13 <b>stand (2)</b> 3:7;44:25 <b>start (8)</b>	4:12;15:18;16:2,23; 25:5,7,25;40:7 <b>started (4)</b> 27:2;42:4,7;46:4 <b>starting (1)</b> 28:5 <b>State (5)</b> 2:16;7:3,6,7;23:6 <b>statement (1)</b> 51:22 <b>stay (5)</b> 6:21;17:13;34:14; 45:8,13 <b>stayed (1)</b> 14:20 <b>stepping (1)</b> 36:20 <b>stewards (1)</b> 46:11 <b>still (3)</b> 6:23;20:2;36:12 <b>stimulus (1)</b> 22:23 <b>Stone (1)</b> 27:9 <b>stopped (1)</b> 21:2 <b>stories (1)</b> 41:23 <b>stream (1)</b> 9:17 <b>street (3)</b> 6:8,13;43:20 <b>stretch (1)</b> 20:9 <b>strong (1)</b> 50:21 <b>strongly (1)</b> 36:22 <b>struggle (1)</b> 6:19 <b>struggling (2)</b> 6:21;28:9 <b>student (1)</b> 34:17 <b>students (8)</b> 32:10;36:23;37:5; 39:4,5,9,15,21 <b>stuff (8)</b> 27:19;28:2,7,8; 35:14;37:23;47:7,19 <b>subject (4)</b> 37:19;38:7,10;50:25 <b>subtracted (1)</b> 13:12 <b>suburban (1)</b> 33:18 <b>suburbia (1)</b> 33:13 <b>sudden (3)</b> 18:11;25:21;26:19 <b>suggest (1)</b> 19:18	<b>summarized (1)</b> 14:14 <b>summary (1)</b> 13:4 <b>summer (3)</b> 6:16;43:3;45:18 <b>sums (1)</b> 14:12 <b>Sundt (1)</b> 46:23 <b>Sunshine (2)</b> 14:23;27:2 <b>super (2)</b> 24:7;38:23 <b>support (14)</b> 9:13;12:1,7;18:22, 24:21;20:22;2,19; 31:21;32:21;33:11; 35:3,15;36:22 <b>supported (1)</b> 22:18 <b>supporting (1)</b> 20:18 <b>sure (16)</b> 10:9,12;11:8;17:19; 19:13,15;21:9;23:4,9; 24:5;26:2,5,25;27:1; 28:23;38:17 <b>surplus (1)</b> 10:15 <b>surprised (2)</b> 6:22;21:12 <b>surreal (1)</b> 5:18 <b>survive (3)</b> 7:21;22:12;45:22 <b>SUVA (2)</b> 32:2;39:9 <b>S-U-V-A (1)</b> 32:3 <b>Swaim (5)</b> 41:15,17,17,17;45:9 <b>switch (1)</b> 11:4 <b>symphony (6)</b> 42:23;43:15;44:23; 45:16;47:13;48:25	13:11;15:1;22:19;28:2; 38:23;39:8;46:11 <b>taxes (1)</b> 7:5 <b>TCC (6)</b> 21:20;41:13;43:7; 46:8,24;49:24 <b>team (4)</b> 31:24;33:24;43:8; 46:23 <b>teams (1)</b> 45:25 <b>technical (1)</b> 29:21 <b>technologically (1)</b> 36:1 <b>teens (1)</b> 33:1 <b>telling (1)</b> 17:21 <b>tenant (9)</b> 30:12,18;32:20;33:2, 10;34:14;35:3;37:17; 38:12 <b>tenants (3)</b> 31:10,17;33:13 <b>tend (1)</b> 10:3 <b>ten-year (1)</b> 35:16 <b>TEP (1)</b> 6:8 <b>term (7)</b> 22:16;34:7;35:14,18, 20;36:14;38:12 <b>terms (4)</b> 12:11;18:21;25:2; 32:23 <b>test (1)</b> 30:17 <b>thankful (1)</b> 31:23 <b>thanks (2)</b> 27:15;51:18 <b>Theater (1)</b> 21:3 <b>thinking (2)</b> 24:8;26:1 <b>THOMAS (1)</b> 2:17 <b>thorough (1)</b> 43:1 <b>though (2)</b> 7:25;45:10 <b>thought (3)</b> 19:23;35:17;47:9 <b>thoughts (1)</b> 33:24 <b>Three (12)</b> 8:16;9:19;15:6; 25:12,12;32:6;41:22; 43:16;45:18;47:12; 48:15;49:19	<b>thrive (1)</b> 22:12 <b>throughout (1)</b> 15:1 <b>tickets (1)</b> 42:23 <b>TIF (2)</b> 8:9;15:14 <b>timeline (1)</b> 40:3 <b>times (1)</b> 39:15 <b>timing (1)</b> 45:7 <b>TNIs (1)</b> 17:22 <b>today (15)</b> 5:7;6:19;7:19;9:6,9; 20:13;21:23;24:22; 25:16;31:2,4,8;33:10; 40:3;42:16 <b>today's (2)</b> 8:6;31:25 <b>together (5)</b> 10:13;16:12;43:8,18, 19 <b>told (4)</b> 18:23;33:24;34:18; 39:14 <b>Tom (1)</b> 50:13 <b>tomorrow (2)</b> 41:8;49:5 <b>took (2)</b> 13:7;26:24 <b>top (2)</b> 17:13;28:2 <b>total (2)</b> 34:6;50:9 <b>totally (1)</b> 18:21 <b>touched (1)</b> 20:4 <b>Toufic (10)</b> 30:20;31:3;34:25; 35:5,6;38:20;39:3; 40:13;41:3,7 <b>Toufic's (1)</b> 30:7 <b>tough (1)</b> 51:19 <b>Tour (4)</b> 19:1,8,12,16 <b>toured (1)</b> 32:7 <b>toward (1)</b> 21:24 <b>town (1)</b> 42:20 <b>track (2)</b> 6:9;45:8 <b>tracked (1)</b> 10:11
		<b>T</b>		
		<b>table (1)</b> 45:1 <b>talk (5)</b> 7:2,10;19:8,9;21:1 <b>talked (6)</b> 17:15;19:10;21:17; 23:14,23;37:10 <b>tap (3)</b> 43:24;44:15,20 <b>target (1)</b> 16:7 <b>tax (12)</b> 7:3,8;8:14;10:1,3;		



transcript (2) 4:2,2	18:14	versus (1) 12:11	window (1) 45:18	12:2
transcriptionist (1) 30:23	unique (3) 31:13;33:7;35:23	via (1) 2:16	wise (1) 23:13	zone (1) 6:2
traumatic (1) 12:6	university (6) 31:25;32:1,2,10; 37:1,2	viable (1) 17:2	wishes (1) 46:6	ZOOM (1) 2:16
Treasurer (1) 2:3	unknown (1) 39:16	virtual (1) 5:11	within (4) 34:9;36:4;43:1; 45:13	<b>0</b>
trending (1) 39:10	Unless (5) 4:2;17:7;21:9;25:9; 36:9	virtually (2) 6:15;7:16	without (1) 20:15	000 (1) 10:10
tried (4) 13:5,8,18;27:23	unsupportable (1) 16:13	virus (1) 18:16	WOPPERS (1) 2:17	<b>1</b>
trip (1) 32:24	unusual (1) 13:8	vision (2) 44:10,13	word (1) 50:21	1,000,050 (1) 10:19
truly (2) 42:10,11	up (24) 5:13;8:16,22;10:4; 13:10,24;14:12;15:21; 18:12;22:7,12;23:7,11, 15;24:11;27:4,7;36:9, 20;38:11;40:4,7;42:5; 47:13	visual (3) 32:1,2;35:25	work (14) 7:9;8:14;10:11;13:9; 31:21;36:5,7;38:6; 39:18;41:5;45:19,19; 46:6;51:19	1.2 (1) 22:17
try (3) 6:23;30:18;48:7	update (2) 15:17;48:25	vital (1) 17:11	worked (2) 32:15,22	1.245 (1) 10:16
trying (18) 6:21;8:14;13:10; 15:20;17:13;18:16; 26:6,22;27:11;28:7; 35:3;43:21;44:16,17, 17,18;46:14;47:12	updates (3) 48:19,20,22	voluntarily (1) 12:23	working (5) 30:11;33:6;46:22; 47:12;48:4	1.295 (1) 16:1
Tucson (23) 2:16;6:2,9,17;13:17, 17;15:2,24;8;32:4; 36:18;41:20;43:16; 44:8,9,11,12,14,16,22; 45:2;46:9;47:25;48:22	upgrade (1) 46:10	vote (4) 41:2;47:16;48:13; 49:19	Workspaces (1) 33:6	1:02 (1) 2:19
Tucsonan (1) 48:23	use (5) 8:8;20:21;23:15; 25:6;43:21	<b>W</b>	world (3) 24:8;39:16;47:8	10 (2) 11:22;34:4
Tucson's (2) 5:19;43:14	used (4) 11:25;13:22;22:17; 47:3	wait (1) 28:4	worst (3) 17:25;26:14,16	10,000-dollar (2) 37:25;38:19
turn (1) 43:25	using (2) 25:5;40:6	walk (2) 12:10;13:1	worth (1) 19:8	100 (2) 6:7;39:14
two (7) 16:16;17:3;20:16; 22:4;39:5;41:12;49:20	usually (1) 33:17	wants (1) 47:8	wrap (1) 47:13	100,000 (1) 15:23
two-thirds (1) 14:2	utilize (2) 26:11;33:3	watching (2) 11:18;48:15	wrong (1) 24:24	120 (3) 32:10;39:4,21
type (4) 22:6;32:20;36:20; 37:4	utilizing (1) 45:17	water (1) 26:5	<b>Y</b>	123 (1) 27:9
typically (3) 13:13;32:14;33:16	<b>V</b>	way (10) 18:4;19:19,25;20:4, 5;25:20;26:6,7;37:9,19	year (42) 7:14,20;9:8,20; 10:17;11:16,21,25; 12:13;13:6,7,15,20,23; 14:2,6,7,21;15:1,5,7, 10,15;17:5;20:19,21; 21:3,4;22:15;23:5,6; 28:23;32:3;33:25;34:1, 4,5,11,21;38:11;42:6; 45:17	12th (1) 51:7
<b>U</b>	vacant (1) 14:17	ways (1) 9:9	years (4) 9:19;36:15;43:17; 47:12	13,000 (1) 34:8
ultimately (1) 36:15	Valley (1) 42:22	week (2) 18:11;48:1	Yep (1) 3:6	140 (2) 27:1,20
unanimous (1) 29:21	various (2) 8:7;39:15	weeks (1) 32:7	yesterday (2) 8:10;9:12	15 (1) 13:16
unanimously (8) 4:8,18;5:3;11:14; 30:3;50:17;51:17;52:4	vastly (1) 23:22	weighing (1) 37:18	<b>Z</b>	15.6 (1) 14:1
unbelievable (3) 5:25;6:6;7:9	vendor (1) 22:16	Welcome (3) 5:5;27:13;33:23	zero (2) 15:23;18:22	16 (1) 11:22
under (3) 28:19;42:1,8	vendors (1) 9:15	welding (1) 36:2	zeroed (1)	19 (1) 7:1
underscore (1) 26:12	venue (2) 42:24;47:3	west (1) 6:4		19,000 (1) 34:13
understands (1)	venues (1) 42:21	what's (3) 23:20;35:2;51:1		1999 (2) 7:4,4
	verbatim (1) 4:2	whole (2) 23:4;44:2		1st (4) 8:13,24;11:16;13:21
		who's (1) 16:9		<b>2</b>
		willingness (1) 51:22		2 (4) 15:24;16:21,21; 26:19
		windfall (1) 8:18		2.2 (1) 24:25

2.465 (1) 22:15			
<b>2:00 (1)</b> 4:13	<b>4</b>		
<b>20 (10)</b> 26:18;31:5;32:12; 34:2,2,21;37:22;38:2, 22;39:21	<b>40 (3)</b> 5:25;7:13;34:5 <b>40,000 (1)</b> 26:18 <b>425 (1)</b> 24:2 <b>45 (1)</b> 18:7		
<b>20,000 (1)</b> 26:18			
<b>20,000-dollar (1)</b> 37:11			
<b>2000 (1)</b> 14:1	<b>5</b>		
<b>2020 (5)</b> 2:18;20:25;22:15; 33:25;34:1	<b>50 (1)</b> 34:5 <b>50476 (1)</b> 2:18		
<b>2021 (3)</b> 14:13;34:1;42:9			
<b>20-story (1)</b> 6:8	<b>6</b>		
<b>22 (2)</b> 32:24;39:11	<b>6 (5)</b> 12:13,13;16:20; 25:14;34:16 <b>6.2 (1)</b> 24:25 <b>6th (1)</b> 40:9		
<b>2221 (1)</b> 14:16			
<b>23 (1)</b> 32:24			
<b>25,000 (1)</b> 34:18			
<b>250,000 (1)</b> 10:15	<b>7</b>		
<b>250,000-dollar (1)</b> 10:20	<b>7,000 (1)</b> 34:16 <b>70 (2)</b> 6:3,10 <b>75 (1)</b> 6:6		
<b>295 (3)</b> 9:12;25:18;27:12			
<b>2nd (2)</b> 19:10,16			
<b>3</b>	<b>8</b>		
<b>3:09 (1)</b> 52:8	<b>8th (1)</b> 32:7		
<b>30 (3)</b> 8:6;19:22;34:5			
<b>30,000 (1)</b> 26:18			
<b>300,000 (1)</b> 26:19			
<b>30th (4)</b> 2:18;5:7;11:16; 13:21			
<b>31st (2)</b> 8:2,6			
<b>32 (1)</b> 5:5			
<b>32,000 (1)</b> 50:9			
<b>35 (1)</b> 51:3			
<b>35,000 (1)</b> 51:13			
<b>37 (1)</b> 32:3			