

**In The Matter Of:**

*Rio Nuevo  
Board Meeting*

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*5/25/2021  
May 25, 2021*

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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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7 BOARD MEETING

8 Conducted via Zoom Videoconferencing

9 Tucson, Arizona

10 May 25, 2021

11 1:00 p.m.

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17 REPORTED BY:

18 John Fahrenwald, RPR

19 Certified Reporter No. 50901

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21

22 KATHY FINK & ASSOCIATES

23 2819 East 22nd Street

24 Tucson, Arizona 85713

25 (520)624-8644

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1 **BOARD MEMBERS PRESENT:**

2 Fletcher McCusker, Chair

3 Chris Sheafe, Treasurer

4 Mark Irvin, Vice-Chair, Secretary

5 Edmund Marquez

6 Jannie Cox

7

8 **ALSO PRESENT:**

9 Mark Collins, Board Counsel

10 Brandi Haga-Blackman, Operations Administrator

11 Dan Meyers, Chief Financial Officer

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14 BE IT REMEMBERED that the meeting of the Board of

15 Directors of the Rio Nuevo Multipurpose Facilities District

16 was held virtually via ZOOM, in the City of Tucson, State of

17 Arizona, before JOHN FAHRENWALD, RPR, Certified Reporter No.

18 50901, on the 25th day of May, 2021, commencing at the hour

19 of 1:02 p.m.

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1 PROCEEDINGS

2 (1:02 p.m.)

3 **CHAIRMAN McCUSKER:** I have 1:04 (sic) by the

4 official phone. So let's launch the Rio Nuevo meeting and

5 call this meeting to order.

6 Brandi, call the role, please.

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

8 **TREASURER SHEAFE:** Here.

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

10 **MR. MARQUEZ:** Here.

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

12 **MR. MARQUEZ:** She froze -- or sitting really

13 still.

14 **TREASURER SHEAFE:** I think she's muted. So

15 you can say "here." We can see here.

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

17 **VICE-CHAIR, SECRETARY IRVIN:** ---

18 here. I think Jannie is froze up. Now she unfroze. She

19 just blinked. Jannie, are you here?

20 **MS. COX:** I haven't been frozen. I've been

21 checking it out. I haven't been frozen. Fletcher and Mark

22 are frozen. So is Edmund.

23 **CHAIRMAN McCUSKER:** I'm unfrozen. Am I

24 frozen? Okay. Maybe I was frozen. Did she call my name?

25 I missed the whole thing. We might have to start all over

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1 again.

2 **MS. HAGA-BLACKMAN:** Fletcher McCusker, are

3 you here?

4 **CHAIRMAN McCUSKER:** I am indeed here.

5 **MS. HAGA-BLACKMAN:** Okay. We're good. Next

6 thing.

7 **CHAIRMAN MCCUSKER:** Okay. We survived roll

8 call. So you have the transcription from the April 27th

9 meeting. They are verbatim.

10 **MR. MARQUEZ:** Do we need to do the pledge?

11 **CHAIRMAN McCUSKER:** Oh, we missed the whole

12 pledge. Oh, my God. Okay. We have to start the whole

13 meeting over. It's like it's jinxed.

14 Edmund, launch the pledge, please.

15 Brandi, we need a flag.

16 **CHAIRMAN McCUSKER:** Now, you have a flag.

17 (Pledge was recited.)

18 **MR. MARQUEZ:** It's still super awkward.

19 **CHAIRMAN McCUSKER:** We've been doing this for

20 a year and a half. You think we would have figured it out

21 by now.

22 Okay. Now, for the minutes. You have the

23 minutes. They are transcribed. We need a motion for

24 approval.

25 **TREASURER SHEAFE:** I move for approval.

1 **VICE-CHAIR, SECRETARY IRVIN:** Second.  
2 **MS. COX:** Second.  
3 **CHAIRMAN McCUSKER:** All in favor say "aye."  
4 (Ayes.)  
5 **CHAIRMAN McCUSKER:** This is time we set aside  
6 for Executive Session. We need a motion to recess.  
7 **VICE-CHAIR, SECRETARY IRVIN:** So moved.  
8 **MR. MARQUEZ:** Second.  
9 **CHAIRMAN McCUSKER:** All in favor say "aye."  
10 (Ayes.)  
11 So you know what you're supposed to do.  
12 Click out of this meeting.  
13 Click out of this one, Jannie, and click on  
14 the new link.  
15 (The Board recesses for Executive Session at  
16 1:04 p.m.)  
17 (2:02 p.m.)  
18 **CHAIRMAN McCUSKER:** Move to reconvene.  
19 **MS. COX:** So moved.  
20 **MR. MARQUEZ:** Second.  
21 **CHAIRMAN McCUSKER:** All in favor say "aye."  
22 (Ayes.)  
23 **CHAIRMAN McCUSKER:** Welcome everyone. Looks  
24 like the court reporter is alive and well, so here we go.  
25 Short agenda today. But probably the best

1 want to point out those restricted columns, the one for  
2 \$743,000 is for money that's held in the revenue fund of  
3 Bank of Oklahoma. And that that's the debt service due on  
4 the first of the following month. So that's kind of set  
5 aside.  
6 And the larger number down there, the \$2.36  
7 million, that's because we received a reimbursement from  
8 Bank of Oklahoma for the TCC cost reimbursement. And some  
9 of those checks weren't cut until shortly after the first of  
10 May. So those monies had come into our account but had not  
11 been spent yet. So I backed those out. So, anyways, we got  
12 about \$5.3 million on hand at the end of the April.  
13 Down at the lower half of the worksheet, you  
14 will see our total commitments are \$5.9 million. So that's  
15 basically a deficit of \$600,000. However, there's two  
16 sizable commitments there that are deferred or broken up  
17 into annual payments. SO that really leaves us right now  
18 with a cushion of \$2.4 million.  
19 But keep in mind that money, should we have  
20 any bad months ahead, that's money that's got to be held  
21 back and paid for operating expenses and debt service as  
22 well.  
23 I think we're in pretty good shape. And the  
24 fact that we received a little over a \$1 million for the  
25 month of March I think is really good news for us. Brandi

1 news we've had in a long time, when Dan reports out that  
2 we've had the best sales tax revenue collection month that  
3 we've had in the last 14 months.  
4 So we've all been worried about not only our  
5 merchants' survival, but literally the very survival of Rio  
6 Nuevo over the last year and several months. And I think we  
7 can safely say now that it looks like we've survived the  
8 pandemic.  
9 It was hard getting here. We basically shut  
10 down our investments. We shut down the marketing dollars  
11 that we used to help with our downtown and activity. We  
12 deferred a number of projects, some of which probably won't  
13 come back.  
14 As you know, the TCC was separately financed;  
15 so that was never really in jeopardy. And the darkness  
16 during the Corona virus over there actually helped us  
17 accelerate the remodel. We're going to get a report from  
18 Phil in a few minutes on the update with the TCC. And that  
19 looks to be on-budget and on-schedule.  
20 So, Dan, I've given you a nice preview you  
21 can live up to, if you want to go ahead and do your  
22 financial report.  
23 **MR. MEYERS:** This is Dan Meyers. I'm the CFO  
24 of Rio Nuevo. Up on the top part of spreadsheet there, you  
25 will see the total funds on-hand as of April 30th. I just

1 and I scrutinized where that money came from. And we were  
2 expecting a significant amendment that was in there, and, lo  
3 and behold, that hadn't even shown up yet.  
4 I think we've got about another half million  
5 dollars sitting out there waiting to be received that I  
6 think we both thought this would happen in March, but it  
7 looks like is going to to be closer to more likely April.  
8 Other than that, I think pretty much the  
9 typical month. We've got hopefully some good numbers coming  
10 our way in April. I just don't know; and I haven't  
11 diagnosed the numbers well enough and broken them apart and  
12 analyzed to see the overall trends.  
13 But I do know that retail was up 27 percent  
14 compared to February. And restaurants and bars were up  
15 23 percent. So, obviously, there's more activity within our  
16 District for our retail and bars and restaurants. And the  
17 construction dollars were up about \$125,000. Again, I  
18 haven't been able to break that down real carefully and see  
19 all the sources. But it looks like the recovery's in place.  
20 Anybody have any questions?  
21 **MR. SHEAFE:** Dan, the \$11 million that we  
22 have here for the GMP, that isn't -- is that the same \$11  
23 million that we're going to be talking to Phil about? Or is  
24 this already spent and the money that Phil is bringing up is  
25 new?

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1           **MR. MEYERS:** For the TCC?  
2           **MR. SHEAFE:** Yeah.  
3           **CHAIRMAN McCUSKER:** Bring your spreadsheet  
4 back up, Dan.  
5           **MR. MEYERS:** The blue portion down there?  
6           **MR. SHEAFE:** Yeah. The 11-408 that is paid.  
7 That's already paid. Correct?  
8           **MR. MEYERS:** 11-408.  
9           **MR. SHEAFE:** Top line in the blue.  
10          **MS. COX:** That's 11-102.  
11          **MR. SHEAFE:** 11-408.  
12          **MR. SHEAFE:** Are you looking at a hard copy?  
13          **MR. SHEAFE:** Yes. I'm looking at a hard  
14 copy.  
15          **CHAIRMAN McCUSKER:** Yeah, the one on the  
16 screen is the current one.  
17          **MR. SHEAFE:** Oh, okay. Well, I received it  
18 right before. So that number has changed just slightly.  
19          **MR. MEYERS:** Well, the whole blue section  
20 zeros out. Because that money has no impact on our cash  
21 flow whatsoever because that is all funded with our debt  
22 service. So I'm just kind of breaking those out for you  
23 guys to take a look at that. But that really all zeros out  
24 and really has no impact on this statement whatsoever.  
25          **MR. SHEAFE:** All right. And what we're going

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1 to talk about in a few minutes is part of that, but it's  
2 still to come.  
3          **MR. MEYERS:** Yeah. Our budget is 65,400,000  
4 and some change.  
5          **MR. SHEAFE:** Right.  
6          **MR. MEYERS:** And all that blue -- if you just  
7 add that up, it comes out to zero in all cases.  
8          **CHAIRMAN McCUSKER:** And, Dan, scroll back up  
9 to cash on-hand. Because you also eliminate the cash for  
10 the TCC from that report too. Right? So that 40 million  
11 bucks or however much is left -- these are non-TCC dollars?  
12          **MR. MEYERS:** Correct. Yeah, this is just  
13 money we've got sitting in our general accounts that we have  
14 the ability to stand for pretty much anything.  
15          **CHAIRMAN McCUSKER:** And, Phil, we're going to  
16 ask you to kind of give us an update on the TCC finances,  
17 particularly the status of the reserve accounts when you go.  
18 Any other questions for Dan?  
19          **MR. MARQUEZ:** Dan, this is Edmund. What was  
20 our income last year at this time in this month?  
21          **MR. MEYERS:** Edmund, I want to say --  
22          **MR. SHEAFE:** Well, I can give it to you.  
23          **MR. MEYERS:** Pretty close to \$12 million.  
24          **MR. SHEAFE:** You mean for the month, right?  
25          **MR. MARQUEZ:** Yeah, for the month.

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1           **MR. SHEAFE:** It was a million thirty-six  
2 ninety-seven.  
3           **MR. MARQUEZ:** Sorry. Say it again.  
4           **CHAIRMAN McCUSKER:** Almost identical.  
5           **MR. SHEAFE:** Well, no.  
6           **MR. MEYERS:** You can't -- got to make sure  
7 you're comparing apples to apples. Because any given month  
8 can have rebates in there or someone not paid. I think  
9 those are nice, but they don't really tell us anything until  
10 we really dive down and see what --  
11          **CHAIRMAN McCUSKER:** Dan, what was our monthly  
12 average pre-pandemic? Do you know?  
13          **MR. MEYERS:** I think our budget was  
14 \$1.3 million.  
15          **CHAIRMAN McCUSKER:** Yeah. So we averaged  
16 about 1-3 before the pandemic. And our current average is a  
17 little over 600,000. Right?  
18          **MR. MEYERS:** Well, it's almost 700, yeah.  
19          **CHAIRMAN McCUSKER:** Remember, we had one  
20 month in there, Edmund, where we got zero dollars. So it's  
21 a huge recovery for us to be back north of a million. Now,  
22 I'd like to be at 2 million; that's where we were in  
23 February of 2019. We were just under \$2 million. I think a  
24 million-eight.  
25          **MR. MEYERS:** That probably had a ton of -- a

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1 bunch of corrections in there. But still, I'd love to be at  
2 two million as well.  
3          **CHAIRMAN McCUSKER:** This is without any  
4 entertainment. So the entertainment venues are still dark  
5 without any Jim Click automotive events, which produce about  
6 a half a million a year -- right, Dan? -- of sales tax  
7 benefit?  
8          **MR. MEYERS:** More than that.  
9          **CHAIRMAN McCUSKER:** More than that. And  
10 they're coming back. I don't know if you saw, but the Home  
11 Show was back at the TCC this weekend. And I think they  
12 limited attendance maybe to 2500. But you are starting to  
13 see events back at the TCC. So that may mean that Jim  
14 Click's ready to come back.  
15          **MR. MARQUEZ:** TCC staff's done a great job  
16 with really having some healthy conversations with groups  
17 that are looking to come back to the TCC. So it's looking  
18 good.  
19          **MS. COX:** Yeah, it is.  
20          **CHAIRMAN McCUSKER:** Dan, thank you very much.  
21 We'll move on.  
22          Phil, you're up next. Let's talk about the  
23 TCC.  
24          **MR. SWAIM:** Good afternoon, Phil Swaim, Swaim  
25 Associates Architects. The work at the TCC is moving along

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1 very well. It's pretty impressive, the team that we've got.  
2 And maybe and just sort of just start off related to that,  
3 there was an organization in town called Metropolitan Pima  
4 Alliance that every year does what they call the Common  
5 Ground Awards for its sort of extremely challenging projects  
6 and where diverse groups have come together to kind of park  
7 their egos and really make things work.  
8 And last Friday, the TCC Renovation Project  
9 received a Common Ground Award. I think really representing  
10 what Rio Nuevo and the City, Sundt+Concord, and all the  
11 other contractors that they've been coordinating with  
12 around -- not just Swaim, but we have three other  
13 architectural firms involved, as well as several engineering  
14 firms. And it's so really just worked out great. It's nice  
15 getting the recognition of the effort that we're doing. I  
16 guess -- and my thought it reminds me of the comment that it  
17 takes a community to create a community center. But I think  
18 we're already heading down the right track. And it feels  
19 good, absolutely.  
20 So, with that, a lot of work underway.  
21 The -- the new meeting room addition has steel going up --  
22 if you see that on the west side of the convention center --  
23 so really be excited there -- that is planned on being  
24 complete in January, ready for the Gem Show.  
25 We have the Music Hall renovation, which

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1 we've got to GMP on today as the work has started there in  
2 the Music Hall. And we have seat samples and all sorts of  
3 work there ready to go. And I'll come back to that and  
4 describe that a little more with the GMP that's in front of  
5 us.  
6 The site work is moving along well with the  
7 historic plaza and landscape renovation proceeding. We are  
8 hoping to have water in the fountains in September, which I  
9 think will be just a wonderful step to be able to achieve;  
10 and I think kind of a nice addition to that effort is that  
11 Ross Adelman, from the City of Tucson Manager's Office, is  
12 making a huge effort really pulling together maintenance  
13 costs. So that we're going to actually have a sustainable  
14 maintenance plan in place, not just to deal with the  
15 fountains, but really the landscape and the overall project,  
16 which hopefully will avoid some of the issues that we've had  
17 to deal with over the last couple of years. So that's  
18 certainly very exciting.  
19 **MS. COX:** Can I ask a quick question? I  
20 think maintenance is critical. And I'm really pleased to  
21 hear that because that was seriously lacking in the original  
22 fountains and landscaping.  
23 But what about security? Is there a -- do  
24 they have a plan for how they're going to keep that property  
25 secure, keep people safe, and keep people from taking their

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1 baths in the middle of the night in the fountain, et cetera?  
2 **MR. SWAIM:** Well, we were thinking that  
3 taking baths might actually improve health. So as part of  
4 the project, we are upgrading lighting around the entire  
5 site for LED lighting, so it will be brighter and more  
6 dependable, as well as the historic landscape lighting, so  
7 that will certainly be helpful.  
8 We are upgrading some of the camera systems  
9 within the convention center itself. I would need to get  
10 back to the team. I don't think that we necessary right now  
11 have designed security systems for cameras to be able to  
12 cover the entire site. But I can certainly follow up on  
13 that to maybe have a better answer for you.  
14 **MS. COX:** We need to have some -- I think we  
15 need to have some plan for keeping the community safe with  
16 that much water available for people to fall in.  
17 **MR. MARQUEZ:** Did we end up decreasing the  
18 depth of the fountains at all?  
19 **MR. SWAIM:** It is slightly shallower. What  
20 we've done is run the pipes along the -- what was the floor  
21 of the fountain and covered that over. So it's -- we did  
22 not shallow them up, so they're more like a wading pool.  
23 But we had significant conversation with -- anywhere from  
24 City Risk Management, to other stakeholders, et cetera,  
25 about what sort of risks might there be. And I think

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1 everybody seems to very comfortable with what we've got  
2 here. Nobody wanted to put railings up, and that sort of  
3 thing. And we examined other cities, like Portland, that  
4 had much -- steep climbs, and other things, outside of  
5 fountains and pools. So right now I think the people are  
6 very comfortable that we will be safe. But let me go ahead  
7 and maybe get a thorough response for you.  
8 **MS. COX:** Great. Thank you.  
9 **MR. SWAIM:** Sure. Fletcher, you may be muted  
10 if you --  
11 **CHAIRMAN McCUSKER:** Yeah, what's left in the  
12 contingency funds then for some of these things we're  
13 talking about like cameras, or additional security, or  
14 lighting, or anything else we might want to do that wasn't  
15 in the original scope?  
16 **MR. SWAIM:** Right now, we've been upgrading  
17 our overall budget because we've had a few things come along  
18 that we're either adding to the scope of the project or -- I  
19 know one of the huge, huge efforts that Michael Becherer and  
20 Sundt+Concord are doing is to coordinate relocation of some  
21 utilities that we had budgeted for. But the costs are  
22 coming in a little bit higher than we anticipated.  
23 Right now, I believe our project contingency  
24 is about \$1.2 million. And -- but I shouldn't -- well, I  
25 said that publicly. But I know we're trying to get a close

1 handle on that this week to be able to be more accurate with  
2 that. We also had --

3 **MR. SHEAFE:** You know, in answering that  
4 question -- I don't mean to butt in -- but does that net of  
5 the expense for the TEP line movement?

6 **MR. SWAIM:** The total project budget is  
7 staying the same. So we are in great shape from that  
8 standpoint.

9 **MR. SHEAFE:** No, my question was that the  
10 \$1.2 million that's left, that's after allocating the money  
11 you needed to allocate for the TEP expense; is that right?

12 **MR. SWAIM:** That's correct.

13 **CHAIRMAN McCUSKER:** Remind us, Phil, what the  
14 original contingency was. \$3 million in change?

15 **MR. SWAIM:** It was about \$4 million, I  
16 believe. Some of those we adjusted be able to deal with  
17 some the significant cost inflation elements that have been  
18 going on in our industry right now. And to get some other  
19 scope like paving of Parking Lot B that we hadn't  
20 anticipated.

21 **CHAIRMAN McCUSKER:** We upsized the Lot C  
22 garage from those funds too. Right?

23 **MR. SWAIM:** Yes, we did. We added a floor to  
24 the Lot A garage last year. And we've also expanded Lot C  
25 garage as well. And on top of that, we even added some

1 meeting rooms for the meeting room addition. So we're still  
2 healthy from that standpoint.

3 We also, in the original budget, identified  
4 \$2.5 million for technology of which about 500,000 is  
5 committed. We're anticipating that probably about another  
6 1.2 or so -- again we're trying to refine it -- we need to  
7 hold on to that for the first priorities of intelligent  
8 backbone, wi-fi, and some digital signage that needs to be  
9 done by the end of the year.

10 But we also have our -- are about ready to  
11 put out requests for information to technology companies to  
12 get them to respond and see how they may be able to assist  
13 and partner with us. So we'll see how we can stretch the  
14 remaining IT dollars.

15 But I think we're in pretty good shape. So I  
16 don't know if there's any other questions, or otherwise I  
17 can dive into the GMP.

18 **CHAIRMAN McCUSKER:** Refresh our memories on  
19 schedule now -- so kind of the phases and expected  
20 completion. You mentioned the meeting rooms. But when will  
21 we be done with the various phases?

22 **MR. SWAIM:** So site work will be done by the  
23 end of the year. The majority of the Music Hall will be  
24 ready by about the first or second week in September. There  
25 may be some miscellaneous items moving forward with that

1 that -- or after that time that could be completed. But  
2 nothing that is affecting shows, and that sort of thing.  
3 The lead time on some of the sound system items are pretty  
4 significant. But I think the initial shows that will be  
5 coming in, in September, will actually bring in their own  
6 sound systems.

7 **CHAIRMAN McCUSKER:** I think we penciled in  
8 Jackson Browne to reopen that venue. I don't remember the  
9 date, but it seems like it was mid-September.

10 **MR. SWAIM:** Correct. I believe it's like the  
11 18th or 19th is what we're aiming for there.

12 Sundt+Concord has just done a masterful job  
13 trying to prepurchase materials. You may be reading in the  
14 papers about lead times on supplies, from steel, to PVC, to  
15 paint, to asphalt, et cetera. And so they have been  
16 prepurchasing. And right now, at least as of our  
17 conversation with morning, we think we're in pretty good  
18 shape staying up with that. So things seem to be good.

19 The GMP No. 10 that is in front of us today  
20 is mainly for the Music Hall. About 90 percent of that is  
21 kind of the remaining portions of the Music Hall. And then  
22 we also have another small amount for some upgrades in the  
23 area. The total GMP 10 is \$4,721,647, of which \$4,189,802  
24 is going to the Music Hall and \$531,845 is going to the  
25 arena. We are actually adding LED ribbon boards into the

1 arena that will benefit certainly the Roadrunners and  
2 eventually the sugar skulls, as well as other events there  
3 that I think will be a really nice upgrade and kind of I  
4 think shows the Rio Nuevo's and the City's commitment to our  
5 tenants and stakeholders there.

6 **CHAIRMAN McCUSKER:** And all that's in one  
7 GMP? It's all in No. 10?

8 **MR. SWAIM:** That is correct. At the Music  
9 Hall, the team actually worked to be able to tighten up the  
10 budget to be able to include renovating the green room and  
11 dressing rooms downstairs. That was important to ASM. So I  
12 we've been able to really pack a lot into that budget. So I  
13 think hats off to Sundt+Concord and BWS Architects for doing  
14 well with that.

15 **CHAIRMAN McCUSKER:** We would need a motion to  
16 approve GMP No. 10: \$4,721,647.

17 **MS. COX:** So moved.

18 **MR. MARQUEZ:** Second.

19 **CHAIRMAN McCUSKER:** Brandi, we have a motion  
20 and a second. Any other questions for Phil?

21 Brandi, call the roll, please.

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

23 **MR. MARQUEZ:** Aye.

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

25 **MS. COX:** Aye.

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1           **MS. HAGA-BLACKMAN:** Chris Sheafe.  
 2           **MR. SHEAFE:** Aye.  
 3           **MS. HAGA-BLACKMAN:** Mark Irvin.  
 4           **VICE-CHAIR VICE-CHAIR, SECRETARY IRVIN:**  
 5           **MS. HAGA-BLACKMAN:** Fletcher McCusker.  
 6           **CHAIRMAN McCUSKER:** Aye.  
 7           (The Board voted and motion carries unanimously,  
 8 5-0.)  
 9           It's unbelievable the work that we've done.  
 10          And, Phil, I think the MPA award is very well deserved. I  
 11          can't think of any other project that's had more  
 12          collaboration in my Rio Nuevo tenure than this one.  
 13          Congratulations to Swaim and Sundt+Concord -- everybody  
 14          that's over there. Hopefully, we'll end up with a little of  
 15          that contingency money left over and can give the City a  
 16          nice little surprise towards the end of the project too. So  
 17          thank you again.  
 18          **MR. SWAIM:** My pleasure. Thank you.  
 19          **CHAIRMAN McCUSKER:** Okay. Item next.  
 20          Duplex. I think the only thing we need to do here is to  
 21          reaffirm for Mr. Collins that we did approve \$450,000 budget  
 22          for this project in the Presidio and they need to stay  
 23          within that budget. Right? So that was the conversation we  
 24          wanted to share with them.  
 25          **MS. COX:** Correct.

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1           **CHAIRMAN MCCUSKER:** All right. Are those  
 2          top-secret coded item No. 9 -- I think we've talked about it  
 3          before. People have heard us suggest that we're working  
 4          really hard to support production -- major film production  
 5          in Tucson that will take place within the Rio Nuevo  
 6          District. And we basically penciled in some rent subsidies  
 7          and a sales tax rebate to attract this production. It's  
 8          probably time to take official action on that so we can  
 9          communicate that to the producers.  
 10          Basically, we're talking about a rent subsidy  
 11          for a production studio or sound stage up to \$500,000 for  
 12          the year, and a sales tax rebate equal to the Rio Nuevo  
 13          portion of sales tax, 2.6 percent of their spend within the  
 14          District.  
 15          So that will be documented by our attorney  
 16          and shared with the production company if the Board is so  
 17          inclined.  
 18          **MR. SHEAFE:** Mr. Chairman, I would propose  
 19          that we proceed with the effort that's already been made,  
 20          primarily by yourself. And since this involves negotiations  
 21          and a changing environment, we authorize you to keep doing  
 22          what you're doing. And we'll respond accordingly when we  
 23          have a final plan that's approved which will center on the  
 24          issue that the District would be responsible on its  
 25          commitment to the limitations of what it receives.

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1           **CHAIRMAN McCUSKER:** So that may be a little  
 2          vague because I think we do need to authorize the economics  
 3          so that Mr. Collins can send them a letter. So if you maybe  
 4          broaden that.  
 5          **MR. SHEAFE:** I'll amend my motion to include  
 6          the numbers that you just referenced.  
 7          **CHAIRMAN McCUSKER:** Okay.  
 8          **VICE-CHAIR VICE-CHAIR, SECRETARY IRVIN:**  
 9          nd.  
 10          **CHAIRMAN McCUSKER:** Is that -- everyone  
 11          understand the motion and the nature of what we're  
 12          committing to do? It's up to \$500,000 of rent subsidy and a  
 13          rebate, the Rio Nuevo portion of their sales tax spend.  
 14          Any other questions?  
 15          Brandi, will you call the roll.  
 16          **MS. HAGA-BLACKMAN:** Jannie Cox.  
 17          **MS. COX:** Aye.  
 18          **MS. HAGA-BLACKMAN:** Edmund Marquez.  
 19          **MR. MARQUEZ:** Aye.  
 20          **MS. HAGA-BLACKMAN:** Chris Sheafe.  
 21          **TREASURER SHEAFE:** Aye.  
 22          **MS. HAGA-BLACKMAN:** Mark Irvin.  
 23          **VICE-CHAIR VICE-CHAIR, SECRETARY IRVIN:**  
 24          **MS. HAGA-BLACKMAN:** Fletcher McCusker.  
 25          **CHAIRMAN McCUSKER:** Aye.

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1           (The Board voted and motion carries  
 2          unanimously, 5-0.)  
 3          Nice work on everybody's part. It's truly  
 4          been coordinated with the City, the County, the State. This  
 5          would be a huge win for Tucson. So keep your fingers  
 6          crossed over the next few day and weeks. An official  
 7          decision will be made here shortly. This is the kind of  
 8          things that don't happen without incentives. So we're  
 9          competing with New Mexico, who has an unbelievable incentive  
 10          to attract film production to that state.  
 11          **CHAIRMAN McCUSKER:** Finally, the marketing  
 12          budget. This is probably not an automatic "no" today  
 13          because we have seen a little improvement in our cash. I  
 14          don't know if anybody wants to start spending any of that  
 15          toward our marketing effort, or you would prefer just to  
 16          defer this until next month.  
 17          **VICE-CHAIR, SECRETARY IRVIN:** ---  
 18          we need more than one month of good news.  
 19          **MS. COX:** I agree.  
 20          **MR. MARQUEZ:** Yeah. I would defer it to next  
 21          month. We're getting close to putting out our budget, so  
 22          we're getting close to a rebirth here.  
 23          **CHAIRMAN McCUSKER:** No other business before  
 24          us, I would entertain a motion to adjourn.  
 25          **VICE-CHAIR, SECRETARY IRVIN:** ---

1           **MR. MARQUEZ: Second.**  
2           **CHAIRMAN McCUSKER:** All in favor say "aye."  
3           **VICE-CHAIR, SECRETARY IRVIN:** <sup>(Ayes.)</sup>  
4           Thank you everyone. See you all in June.  
5           (2:28 p.m.)  
6                         --0o0--

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CERTIFICATE OF REPORTER

3 STATE OF ARIZONA     )  
4 COUNTY OF PIMA         )         ss:

6           I, JOHN FAHRENWALD, a Certified Reporter in  
7 the State of Arizona, do hereby certify that the foregoing  
8 board meeting was taken before me in the County of Pima,  
9 State of Arizona; that the transcript is a full, true, and  
10 accurate record of the proceeding, all done to the best of  
11 my skill and ability; that the preparation, production and  
12 distribution of the transcript and copies of the transcript  
13 comply with the Arizona Revised Statutes and in ACJA  
14 7-206(F)(3); ACJA 7-206 J(1)(g)(1) and (2); and ACJA 7-206  
15 J(3)(b).

12 I FURTHER CERTIFY that I am in no way related to any of the  
13 parties nor am I in any way interested in the outcome  
14 hereof.

14           IN WITNESS WHEREOF, I have set my hand in my  
15 office in the County of Pima, State of Arizona, this June 3,  
16 2021.

JOHN FAHRENWALD, RPR, CR NO. 50901

23                             \_\_\_\_\_  
24                             KATHY FINK & ASSOCIATES, INC.  
25                             Registered Reporting Firm R1003



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