

**In The Matter Of:**

*Rio Nuevo  
Board Meeting*

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*7/25/23  
July 25, 2023*

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*Kathy Fink & Associates  
2819 E 22nd St  
Tucson, AZ 85713  
520/624/8644*

RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT

BOARD MEETING VIA ZOOM  
Tucson, Arizona  
July 25, 2023  
1:05 p.m.

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

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Page 3

1       **CHAIRMAN McCUSKER:** Good afternoon, everyone.  
2 Welcome to the July Rio Nuevo meeting.  
3       Brandi, you have our virtual flag.  
4       **MR. SHEAFE:** Here it comes.  
5       **CHAIRMAN McCUSKER:** Mr. Sheafe, do you want to  
6 give it a shot?  
7               (Pledge of Allegiance)  
8       **CHAIRMAN McCUSKER:** Brandi, call the roll.  
9       **MS. HAGA BLACKMAN:** Chris Sheafe.  
10       **MR. SHEAFE:** Here.  
11       **MS. HAGA BLACKMAN:** Jannie Cox.  
12       **MS. COX:** Here.  
13       **MS. HAGA BLACKMAN:** Edmond Marquez.  
14       **MR. MARQUEZ:** Here.  
15       **MS. HAGA BLACKMAN:** Fletcher McCusker.  
16       **CHAIRMAN McCUSKER:** I'm here.  
17       Mr. McCallister is traveling, Mike Levin is  
18 traveling, Mr. Hill is ill, so we are it today.  
19       Ladies and gentlemen, we are a quorum, so we  
20 can enact business as long as there are four of us, and we  
21 are indeed four people standing.  
22       So the first item of business is the transcript  
23 from the June 27th meeting. It's verbatim thanks to Tom.  
24 Unless you have a change, I would need a motion to  
25 approve.

Page 2

1 **BOARD MEMBERS PRESENT:**  
2       Fletcher McCusker, Chair  
3       Edmund Marquez, Secretary  
4       Chris Sheafe, Treasurer  
5       Jannie Cox  
6       Michael Levin  
7  
8 **ALSO PRESENT:**  
9       Ms. Brandi Haga-Blackman, Administrative Director  
10       Mr. Mark Collins, Board Counsel  
11       Mr. Tim Medcoff, Board Counsel  
12       Mr. Daniel Meyers CFO  
13  
14               \* \* \* \*  
15  
16       BE IT REMEMBERED that a meeting of the Board of  
17 Directors of the Rio Nuevo Multipurpose Facilities  
18 District was held via ZOOM, in the City of Tucson, State  
19 of Arizona, before THOMAS A. WOPPERT, RPR, Certified  
20 Reporter No. 50476, on the 25th day of July 2023,  
21 commencing at the hour of 1:05 p.m.  
22 ///  
23 ///  
24 ///  
25 ///

Page 4

1       **MS. COX:** So moved.  
2       **MR. MARQUEZ:** Second.  
3       **CHAIRMAN McCUSKER:** All in favor say aye.  
4       (Motion made, seconded and passed unanimously).  
5       **CHAIRMAN McCUSKER:** Thank you for that.  
6       And then this is the time we've set aside for  
7 executive session. Before I recess, there are a number of  
8 people online, about 15. We always go into executive  
9 session first, so we're about to do that. We typically  
10 take an hour, so you can hang out here or you can come  
11 back to this link at about 2:00 and we'll take up the  
12 regular agenda.  
13       So I need a motion to recess to exec.  
14       **MS. COX:** So moved.  
15       **MR. MARQUEZ:** Second.  
16       **CHAIRMAN McCUSKER:** All in favor say aye.  
17       (Motion made, seconded and passed unanimously).  
18       **CHAIRMAN McCUSKER:** Okay. So members, drop off  
19 of this, go to the executive link.  
20       And, public members, we'll be back in about an  
21 hour.  
22               (Recess)  
23       **CHAIRMAN McCUSKER:** So someone make a motion to  
24 reconvene. We'll get this --  
25       **MS. COX:** So moved.

1 **MR. MARQUEZ:** Second.  
 2 **CHAIRMAN McCUSKER:** All in favor say aye.  
 3 (Motion made, seconded and passed unanimously).  
 4 **CHAIRMAN McCUSKER:** All right. Here we go. So  
 5 I have a proposition for all of us so I don't take up a  
 6 whole bunch of time. I have a lot of things to update.  
 7 I'm going to offer to do that in writing and post it to  
 8 the website, so everybody whether you're on the call or  
 9 not on the call will get the benefit of an update from me  
 10 but not have to suffer through this since we only have a  
 11 few attendees and most people are probably not coming back  
 12 until 2 o'clock anyhow.  
 13 Dan, that gets you on first base. Let's hear  
 14 the financial --  
 15 **MR. MEYERS:** Okay. I've got good news once  
 16 again. Our May TIF revenue was \$1.633 million. Again, we  
 17 were still budgeting \$1.2 million a month for the last  
 18 fiscal year which we bumped up to 1.3 for this current  
 19 fiscal year.  
 20 Our average from January through May was  
 21 1.547 million less, so we now have some consistently  
 22 higher TIF revenues and I'm hopeful that June remains the  
 23 same. If June is a little over 1.5 million, we will set a  
 24 new record for last fiscal year, so let's keep our fingers  
 25 crossed.

1 **MR. MEYERS:** I think the May base was like 1.8  
 2 million, 1.85, so we're pretty much -- with the money  
 3 flowing into the state from the district of the 5% sales  
 4 tax (inaudible). It's running now around 3.2, 3.5, in  
 5 that range, every month, so we're seeing some pretty  
 6 consistent numbers coming in.  
 7 You know, May probably things start dwindling a  
 8 little bit, but when you drive past a lot of these stores,  
 9 those parking lots are full and restaurants seem to be  
 10 going strong, so as you guys all know, our retail and our  
 11 restaurants/bar projects are the ones that really bring in  
 12 the most revenue for us, so --  
 13 **MR. MARQUEZ:** When I read your reports, Dan,  
 14 I'm always amazed by the retail. Respectfully, I don't  
 15 see Tucson as a -- we don't have an amazing retail  
 16 presence. I'm always amazed that there's a good majority  
 17 of our income that comes from the retail side of it, so  
 18 that's fantastic.  
 19 **MR. MEYERS:** Well, I think you have to really  
 20 realize that -- you look at our big box stores, we've got  
 21 several of those in our district and those things really  
 22 spew up a lot of tax revenue for us.  
 23 **MR. MARQUEZ:** Yeah.  
 24 **MR. MEYERS:** You know, there's some other  
 25 projects in the works that could literally benefit us as

1 Currently we have \$9.2 million in the bank with  
 2 some of the restricted monies we have from making some  
 3 debt service payments. That's about \$8.3 million. We  
 4 project \$3.6 million in cash flow for the next year, and  
 5 then we've got a \$2.4 million payment scheduled to be made  
 6 by the end of this month, which will give us basically  
 7 \$14.3 million for the next fiscal year.  
 8 On the second page, you've got all the  
 9 commitments. Nothing really dramatically changed. A  
 10 couple projects may get pushed out a little bit and will  
 11 fall outside the next -- next fiscal year, but we've  
 12 got -- we made payments on projects a little over  
 13 \$16.2 million with at least \$3 million being deferred  
 14 outside of the next year, which shows a  
 15 \$13.2 million-dollar cost as opposed to the \$14.3 million  
 16 projected to be in the bank, so it looks like we have a  
 17 little over a million dollars excess of cash. And, again,  
 18 if we keep our -- if the revenues stay as they look like  
 19 they are, around \$1.5, 1.6 million a month, our cash flow  
 20 should be in good shape for the next year.  
 21 **CHAIRMAN McCUSKER:** Dan, what was the base  
 22 for -- this is what, March you're reporting or April?  
 23 **MR. MEYERS:** This is May. This is May.  
 24 **CHAIRMAN McCUSKER:** May. What was the May  
 25 base?

1 well. So I think all the projects that are now up and  
 2 running, you know, we've been investing money in all these  
 3 years, these things are now paying off and I see no reason  
 4 to think things will be changing dramatically.  
 5 **CHAIRMAN McCUSKER:** Any questions for Dan?  
 6 (No oral response)  
 7 **CHAIRMAN McCUSKER:** Okay. First up is the  
 8 Volvo site. I saw Sloane and Keri both online.  
 9 Just a quick update for the board and the  
 10 public. Kind of pre pandemic, Sloane McFarland and the  
 11 Welcome Diner won the right to develop the entire block  
 12 there around the Welcome Diner at Broadway and Tindal.  
 13 It's safe to say the pandemic created some havoc for him  
 14 during the coronavirus period. He's coming back really  
 15 strong here now and has a really interesting proposal.  
 16 We have previously committed to your project,  
 17 Sloane, and I think we remain committed to your project.  
 18 It is a little different than our initial investment, so  
 19 we're going to ask you to just kind of go through what the  
 20 differences are.  
 21 And then for our board and others, the action  
 22 item today would be to consider a GPLET, a government  
 23 property lease, excise tax lease, which we offer  
 24 developers when appropriate, which requires an economic  
 25 benefit analysis and requires notification to our

Page 9

1 government colleagues.  
2 So with that, Keri, are you going to run  
3 the (inaudible)?  
4 **MS. SYLVAN:** Can you all hear me?  
5 **CHAIRMAN McCUSKER:** Yes, ma'am.  
6 **MS. SYLVAN:** Mr. Chairman, members of the  
7 board, it's great to be back in front of you. I think  
8 it's been a little while.  
9 I'm going to share my screen -- share my screen  
10 when -- when I have the ability to. I'll keep watching,  
11 but I can get started while I'm waiting for that.  
12 **UNIDENTIFIED SPEAKER:** You can go ahead.  
13 **MS. SYLVAN:** Okay. Thanks. Got it. I'll try  
14 and share the right screen.  
15 That should be -- are you seeing something that  
16 says welcome on it?  
17 **MR. MARQUEZ:** That's it.  
18 **MS. SYLVAN:** All right. Then you're seeing the  
19 right screen.  
20 Thank you all for allowing us to give you a  
21 quick presentation. I'm going to go ahead and do a quick  
22 introduction, turn it over to Sloane, and then I'll come  
23 in to wrap it up.  
24 I think Chairman McCusker just did a great job  
25 of a quick summary. We were here in front of you in 2018,

Page 10

1 2019 to discuss the project and to work on a development  
2 agreement that we were able to put together. At the end  
3 of 2019, you all maybe remember this was a consolidation  
4 of not just properties that Sloane and his team owned but  
5 also in response to an RFP for a bunch of city-owned  
6 property as well.  
7 In 2019 we finished the planned area  
8 development that allows all of the -- to put together the  
9 zoning for this entire block. The PAD does require a  
10 community design review process, so we are going to show  
11 you some concepts. Sloane is going to show you some  
12 concepts today. I need to footnote and caveat all over  
13 the place these are the beginnings of concepts. They have  
14 not gone through the city-required process. We will be  
15 doing that next but needed to come before you first as --  
16 as Sloane is putting together the financial package and  
17 the financing for the project.  
18 After the PAD was approved, we worked on the  
19 development agreement with you all that included the  
20 contribution at closing, which occurred in February of  
21 2022, so we -- Sloane became the title holder of the city  
22 land in February 2022. It also included sharing in the  
23 transaction privilege tax of up to 1.7 million and  
24 contemplated to the Chairman's point the GP lease for --  
25 with Rio Nuevo for 25 years. So we're here before you

Page 11

1 to -- we're ready -- we're ready to move -- move that  
2 forward and start those discussions.  
3 I want to give you a quick update on the  
4 project and ready to have you authorize, as I said before,  
5 moving forward on the GP lease.  
6 I'm probably going to say this a couple more  
7 times, but the concepts we're going to show you are just  
8 concepts. They haven't gone through the city process.  
9 And sorry for doing that, but you all know I'm a lawyer  
10 and I want to make sure everybody knows we know there's a  
11 city process and will be for design only and we will be  
12 going through that.  
13 With that I am going to -- assuming everything  
14 works, I'm going to turn it over to Sloane and I will be  
15 his Vanna White.  
16 Sloane, are you there?  
17 If he's not, I will finish off the presentation  
18 and continue going through.  
19 **MR. McFARLAND:** I'm here.  
20 **MS. SYLVAN:** I hear you.  
21 **MR. McFARLAND:** Can you guys hear me?  
22 **MS. SYLVAN:** Okay.  
23 **MR. McFARLAND:** Great.  
24 **MS. SYLVAN:** Yeah.  
25 **MR. McFARLAND:** How are you all? Thank you.

Page 12

1 Thank you, Keri.  
2 **MS. SYLVAN:** Yep. Go ahead. I'm going to  
3 mute, Sloane, and I can follow along and I'll flip the  
4 slides for you.  
5 **MR. McFARLAND:** Okay. Great.  
6 I think you're there, right, Keri?  
7 **MS. SYLVAN:** Yes, go ahead.  
8 **MR. McFARLAND:** Okay. Great.  
9 Well, it's a pleasure to be in front of you  
10 all. It's one of my favorite things to tell everybody how  
11 insightful and business friendly Tucson and Rio Nuevo is.  
12 You guys have been along for this project the entire time  
13 and I'm glad to present, you know, even more progress.  
14 There's a lot more to be made. We've somehow overcome an  
15 incredibly complex assemblage, and then we got through  
16 COVID, and now we're working through the capital market,  
17 so yay, business.  
18 But we have our 3.8 acre site. We are working  
19 towards a mixed use project as the PAD allows. When we  
20 went through COVID, which, of course, no one was  
21 expecting, we went through kind of a change in the  
22 markets, kind of a lot of unknowns.  
23 And one of the things that shook out was a need  
24 for multi family, a need for workforce housing. And at  
25 that time, we really focused on that part of our plan.

Page 13

1 And, as you know, we closed the Welcome Diner at that time  
2 and we completed almost -- probably an eight-month process  
3 to really dig in deep and get massing studies done, get --  
4 we brought in a development partner with the capacity to  
5 bring this project to fruition. We went through an  
6 extensive concepting that included all the PAD  
7 requirements and all the knowledge that was gathered  
8 through the stakeholder meetings.  
9 At that time we decided that construction was  
10 imminent and we decided to keep the Welcome Diner closed  
11 while we were going through construction. You can imagine  
12 a 3.8-acre site that's adding you know 300 -- 400,000,  
13 almost 500,000 square feet, that that's not extremely  
14 conducive to operating a restaurant, especially when we  
15 were planning to put over a million more dollars into the  
16 facility.  
17 Part of our process is we want to expand the  
18 capacity so there's a market and a coffee to go item. We  
19 want to more than triple, it's probably closer to  
20 quadruple, patio space and landscaping, and so that was  
21 our plan. And as many of you are probably following the  
22 capital markets, winds change, the market changed, and so  
23 we've been working through that with our partner and their  
24 capitalization. We feel pretty darn confident we're going  
25 to get it done. It's a solid project. Multi family,

Page 14

1 especially that's near universities, are really the  
2 highlight of the projects that are getting done, but the  
3 reality is just -- it just is taking longer and harder  
4 and -- and we're -- we're pivoting towards the capital  
5 that is most interested in this project.  
6 So that's where we stand today. And this --  
7 this sheet kind of tells you our position in the market,  
8 what we're trying to do. And as you can see, we're in a  
9 pretty strong position. You know, we're not  
10 over-leveraged. We really want to get this project done  
11 right and we've spent the time to do that.  
12 This is kind of a branding platform that we've  
13 developed. This will be more focused on the amenity side.  
14 Essentially what we've done is we played a pretty heavy  
15 hand with our partner at the front end by saying, hey, you  
16 know, we really want a project that just looks and feels  
17 this way, has a mid-century vibe along with Sunshine Mile.  
18 It's a gateway project. We really want to bring that  
19 through.  
20 And we talked about how to do the mixed use  
21 component. And what we really got was for us to continue  
22 ownership of the diner and hopefully a portion of the  
23 Volvo, that's a conceptual plan, but that's my hope and  
24 that's what we're planning on at this point and that we  
25 would retain 100 percent control of that portion and we

Page 15

1 would program it.  
2 And so this is the platform on which we  
3 developed. And we are doing this in two other sites that  
4 we have. Those are both in Phoenix, and so it's part of a  
5 larger business that we're developing. And essentially  
6 it's providing not just the food and beverage but a little  
7 bit more of a 360-degree look at what hospitality is. And  
8 so there would be a market essentials component, of  
9 course, food and beverage, full dimension design, that's  
10 kind of a coined space effectively designed for the human  
11 being, which includes landscaping, public space and  
12 quality of life space, a tech enabled aspect and you can  
13 kind of go on, neighborhood club, neighborhood delivery,  
14 the multi family component and, in this case, a small  
15 hotel component and then the kind of parts at each  
16 location using the things that would happen in those  
17 sites. So that's not to be taken literally but taken  
18 seriously in terms of what we want to deliver there.  
19 We will be delivering those services in kind of  
20 two phases, one into the multi family, so you can imagine  
21 if you're in there, we can co-deliver that or we could  
22 cater a party or do something like that, but we're also  
23 front facing to the neighborhood and to the community at  
24 large not unlike what we did previously as the Welcome  
25 Diner, just be more expanded and a little bit greater.

Page 16

1 That's kind of the feel and the vide and I  
2 wanted to share that development with you.  
3 Keri, do you want to hit the next slide?  
4 Okay. So this is from the -- kind of from  
5 Broadway looking towards the southeast. We really have  
6 been thoughtful about creating an intermodal stopping  
7 point, which is kind of right to the right of that huge  
8 mural where the trees are, so that's where the Ubers could  
9 stop or there's electric bikes or, you know, we have --  
10 outside on Broadway you've got the bus stop. And that's  
11 something -- the PAD is very important to the city and to  
12 stakeholders, and we follow a commercial line across the  
13 ground floor all the way to the corner of Park.  
14 We'll show you another slide here in a second,  
15 but we are very concerned or -- we -- we wanted to achieve  
16 a direct link between the activity on Broadway and turning  
17 around on Park so that it connected ultimately with the  
18 Lost Barrio and the infrastructure that was put on that  
19 corner to facilitate bikes and pedestrians across Park  
20 into U of A and thus elevating Broadway as a walkable  
21 street.  
22 This is a shot from kind of above from Park but  
23 also looking at that intermodal. You can see where the  
24 car -- the cars or different transportation modes would  
25 drop in and there would be a drop off/pickup point. And

Page 17

1 it opens up into this big courtyard. You can see again  
2 where that saguaro is to the right there's a bunch of  
3 trees. That we're conceptualizing as a -- a mixed use patio  
4 space, highly landscaped, highly amenitized for the casual  
5 person.  
6 Part of our concept is, you know, we want  
7 someone to be able to use the space whether they're coming  
8 to get a cup of coffee or they're living here. You can  
9 see how it ties into the entire diner, patios on front,  
10 patios on back. And then, again, this is conceptual, but  
11 it's what we really want to do, is we want to maintain  
12 that Volvo building and renovate it on the front part of  
13 it and get it to its mid-century essence and connect that  
14 as additional commercial space. You can see on the left  
15 on Park how we're creating a walkable, landscaped area  
16 that would run right into the Lost Barrio.  
17 Next slide, Keri.  
18 This is an overhead from -- more from the  
19 diner's point of view, but you can see the scale. It's  
20 actually kind of -- one thing that we really spent a lot  
21 of time on -- I don't think this does -- this does as much  
22 justice to it, because it's kind of a weird angle, but  
23 this is how we're maintaining both openness to the  
24 personal street with parking to the right, and the PDA  
25 allows us to -- PAD allows us to do street parking as

Page 18

1 well, which people always did anyways. And then you can  
2 kind of see a little bit more unique view of how the  
3 courtyards would work and how they work into the main  
4 entrance of the multi family.  
5 This is just a little look so you can get a  
6 feel for it, but, you know, very similar to what you see  
7 in any high quality, more urban oriented type of product.  
8 You know, all of our perspective of what we do is, you  
9 know, craft made, farm to table, and having a sort of  
10 bakery component, having some shared space, having now  
11 living, lodging pieces, a little bit of a delivery vibe  
12 there. We'll have a rooftop pool and some other amenities  
13 as well.  
14 This is a breakdown of the square footage, so  
15 what we did here is we kind of put together the uses that  
16 are related to our site plan and the site uses. And on  
17 the next slide you'll be able to see where these -- where  
18 these -- we marked them on the slide.  
19 We broke it down by square footages, we broke  
20 it down by the cost -- hard costs, soft costs, total  
21 costs, the sales that will be generated over a 10-year  
22 periods and the -- the retail TPT and the construction  
23 TPT, and then we add it all up in a line.  
24 But our project actually is a bigger project  
25 than what we came in with a couple years ago, and we are

Page 19

1 pretty excited about that, because we feel like it's -- we  
2 feel like it's really using the site the way the Sunshine  
3 Mile overlay intends but also, again, has an intimate feel  
4 that integrates with the neighborhoods, which is really  
5 important to me.  
6 Is there anything there specifically, Keri, you  
7 think would be wise to highlight?  
8 **MS. SYLVAN:** I think the only thing that -- and  
9 Chairman McCusker alluded to this, sort of that the main  
10 changes I think from the concept that we showed in 2018,  
11 2019 and now is -- it's mostly residential, single family  
12 residential. Since that time, a lot of hotels have come  
13 on board in the downtown and right outside of the downtown  
14 area, but the commitment to the retail and that space  
15 particularly up against Broadway was both embedded in the  
16 PAD and important to Rio Nuevo when we did the development  
17 agreement. So I don't know if there were any other  
18 changes that you wanted to highlight. And these numbers  
19 will all be trued up in an updated economic analysis that  
20 would be part of the -- the authorization to move forward  
21 on the GP lease.  
22 I don't know with that if you wanted to add  
23 anything else, otherwise I'll finish it off really  
24 quickly.  
25 **MR. McFARLAND:** No, I think that's great.

Page 20

1 **MS. SYLVAN:** Okay. So obviously we're clearly  
2 happy to answer any questions. If they're really hard  
3 ones, Sloane with answer them. Our request today as I  
4 understand and moving forward is to ask you to authorize  
5 the executive officers to negotiate and enter into a GP  
6 lease for the 25 years as was suggested in the development  
7 agreement that's been approved and obviously subject to an  
8 updated economic analysis that meets the statutory  
9 requirements. So that's the request of us today. I  
10 will -- we're happy to answer any questions.  
11 **CHAIRMAN McCUSKER:** So just quickly, we have an  
12 attendee with a hand up.  
13 Bridgette, you're in a listen only mode. This  
14 technology is webinar based. If you want to put your  
15 question in the chat, we'll make sure that the developer  
16 sees it. So I don't know if that was an accidental hand  
17 or you really want to have a burning question.  
18 Any questions for Sloane or Keri?  
19 **MR. SHEAFE:** Fletcher, I think it's pretty  
20 obvious that this is a whole different scale, pretty  
21 exciting, Keri, but, you know, the easier way to do that,  
22 we're going to have to start off with a new economic  
23 study. Why don't you just repackage it and come back and  
24 say this is what we're really asking for in an organized  
25 format and we'll just sort of start from scratch all over,

Page 21

1 because I can tell looking at the numbers these are pretty  
2 preliminary and, you know, as would be normal in a  
3 circumstance like this, very wild guess. I would have  
4 questions personally about where is all this money coming  
5 from that's going to underwrite this, because we all know  
6 the financing that was referenced in the remarks, but the  
7 financing is changing out there very rapidly and it would  
8 be probably good to just sort of repackage the whole thing  
9 and come in and say this is what were looking for and this  
10 is how we'd like to approach it and we just start over  
11 again.

12 The wonderful thing is we're not dealing with  
13 whether or not Sloane gets the property. He got that  
14 taken care of. That was a big question mark when we put  
15 all this together a few years ago.

16 **MR. MARQUEZ:** I think that also comes down to  
17 timeline, Chris, because we saw the original deal.

18 And, Sloane, in my own opinion, I like this  
19 project better than your previous project. The previous  
20 project, I always tried to wrap my mind around it and  
21 couldn't quite get there at times, and this one is the  
22 basic blocking and tackling of a mixed use project, which  
23 seems to be the popular route to go. I know you're  
24 dealing with the capital markets right now, so my hat's  
25 off to you.

Page 22

1 But, Chris, there's probably a way so that we  
2 don't already slow up a deal that's been taking a while as  
3 it is. There's probably a way that we can do the -- do  
4 the GPLET contingent on the EBA, the economic benefit  
5 analysis, just so we don't slow them up any more so they  
6 don't have to wait another month just to come back to us  
7 to present to us again.

8 **CHAIRMAN McCUSKER:** Let me tell you why I put  
9 it on the agenda, and it does speak to the capital  
10 markets. Their lenders and partners want to be assured  
11 that Rio Nuevo is going to approve the GPLET. And they're  
12 not necessarily certain about what the details are, but,  
13 you know, part of what we hope to happen, I think Edmund  
14 describe it, is that we would consider approving a GPLET  
15 subject to whatever we want but so that Sloan can assure  
16 his development partners and lenders that Rio Nuevo has  
17 committed to the GPLET.

18 So the ideal situation for Sloane, Sloane and  
19 Keri can address this, is that we acknowledge publicly we  
20 intend to approve a GPLET, it is subject to the EBA, which  
21 takes, you know, a couple of months, and it would be  
22 subject to the required notification period. We can't get  
23 the economic benefit analysis unless they fill in the  
24 gaps, Chris. They've got to be entirely specific about  
25 the revenue and where it comes from and what the costs are

Page 23

1 in order for the analyst to complete the economic benefit  
2 analysis. So today --

3 **MR. SHEAFE:** Let me ask a question here,  
4 because in -- you know, I think whatever -- as Edmund  
5 said, you know, whatever we can do to facilitate and be  
6 helpful we want to do. I'm a little nervous about what  
7 we're talking about on the GPLET, because more recently  
8 the council has been wanting to put requirements on the 25  
9 year-term that, you know, we're not interested in. And,  
10 Keri, you're as well positioned as anybody to understand  
11 whether or not it's going to be in Sloane's interest to go  
12 to an eight-year plan or a 25-year plan. Do you want to  
13 comment on that? And is that germane to what we're  
14 actually talking about in your mind?

15 **MS. SYLVAN:** Chairman McCusker and Mr. Sheafe,  
16 it's a good question. So for the 25-year GPLET, we're  
17 able to do that with your approval through Rio Nuevo  
18 without -- the city role in that was simply to help us  
19 with the entitlements, so -- and we are -- we are through  
20 with that, so they don't have any participation in a  
21 request for the 25-year GPLET with Rio Nuevo.

22 The only spot where the city would come in is  
23 if we were to request the eight-year abatement as you  
24 alluded to and that we've decided to come forward to you,  
25 which is why we asked to be on your agenda today in

Page 24

1 addition to the reasons that Chairmen McCusker just  
2 indicated, which is to -- we need to know that this is --  
3 this is subject again to all of the requirements,  
4 including the financials as you're pointing out,  
5 Mr. Sheafe, that we -- we are -- we're good for the 25  
6 year and it doesn't involve the city.

7 The only thing we're going back to the city  
8 to -- and it's not really to the city, we just have to  
9 comply with the PAD and the design review.

10 Did that answer your question?

11 **MR. SHEAFE:** Well, yeah, it does. Basically  
12 what I hear you say is that you're not worried about the  
13 city tacking on a bunch of requirements, especially in the  
14 housing component, that change the economics of the deal.  
15 And you know that's not going to come from our side.  
16 We're going to be very interested in doing what we can.  
17 And I think what you're saying is you want to go to the 25  
18 year so when we look at it, we're going to want to rethink  
19 what we put on as a cap, and that will be somewhat tied to  
20 the economic study.

21 **MR. MARQUEZ:** With this being a concept, Keri,  
22 how tight is the budget? How hard are the numbers that  
23 you're presenting to us? Because you said -- I think  
24 Sloane said it or maybe you said it falls within the PAD,  
25 but how -- how accurate are these numbers?

Page 25

1           **MS. SYLVAN:** So I think what Sloane's working  
2 with the partner on right now is firming up this -- this  
3 concept and this design, and then we will -- I mean,  
4 Sloane can correct me if I'm --  
5           Go ahead, Sloane.  
6           **MR. McFARLAND:** Well, yeah, these are actually  
7 vetted numbers through a contractor partner of ours, a  
8 pretty sophisticated process. We've done -- we -- just to  
9 put it in a kind of context, you know, we've collectively  
10 spent, you know, \$300,000 in real cost to develop our plan  
11 not including our time and efforts, and -- and then -- so  
12 we're -- we're pretty -- you know, things are changing  
13 very, very fast. When we started this process, the  
14 pricing's changed. Pricing's kind of coming back a  
15 little bit. So there will be changes, and if we make --  
16 if we make some additions or subtractions, especially on a  
17 little bit of the commercial side as we work through that  
18 and work through the final, you know, design review  
19 committee, et cetera, there may be some changes. But we  
20 feel this is a pretty well vetted plan.  
21           And, you know, to kind of cap that, you know,  
22 we've got some pretty sophisticated capital partners.  
23 We're a little bit short in terms of, you know, all the  
24 changes that have gone on in the market, but we're very,  
25 very close. And so this is a very, very developed plan

Page 26

1 even though it's conceptual, and it's mainly conceptual  
2 because we honor the process of design review committee.  
3 Hopefully that was helpful.  
4           **CHAIRMAN McCUSKER:** And, Sloane, I think it's  
5 safe to say that the GPLET dramatically affects the  
6 economics.  
7           **MR. McFARLAND:** Dramatically.  
8           **CHAIRMAN McCUSKER:** And so you really can't get  
9 lender approval without showing the economic benefit of  
10 our GPLET, so --  
11           **MR. McFARLAND:** That's right. And that's why  
12 the focus came back to our development agreement.  
13 Originally we really wanted to get everything  
14 1,000 percent buttoned down and come back, really  
15 understand if we wanted the eight year, 25 year. You  
16 know, most of that's been solved. And the reason it's in  
17 bunny ears conceptually is because we do again want the  
18 honor the process and will honor that process. But  
19 economically this is a big deal. It really gaps. We've  
20 done the underwriting. It really -- really puts us in a  
21 position to gap the changes in the capital markets in a  
22 significant way.  
23           **MR. SHEAFE:** Sloane, let me ask you a question,  
24 because Fletcher raised it. Would it help you if we as a  
25 board acted on saying we intend to do this subject to?

Page 27

1 Does that further your calendar as far as moving this  
2 project forward?  
3           **MR. McFARLAND:** It does. Actually everything  
4 Fletcher said about that, it shows a confidence, it shows  
5 that we're moving down the right road. And, you know, I  
6 think these are all pretty sophisticated players and  
7 understand there are details to be worked out and  
8 commitments to be made.  
9           **MR. SHEAFE:** Because, for example, I noticed  
10 your cost per square foot on your housing component is 150  
11 bucks. And that's pretty realistic, at least in today's  
12 world, but, you know, that could change if you get dragged  
13 out.  
14           **MR. McFARLAND:** Yeah, we're -- we're expecting  
15 it to, if anything, go down with some -- like lumber was  
16 one of the biggest, you know, challenges. Six months ago,  
17 you know, people's eyes were popping out, but those are  
18 kind of smoothing out a little bit as the market's  
19 flattening and less projects are online. So yeah, I don't  
20 disagree. There's still very dynamic changes, but I think  
21 that speaks to the strength of this project, that we have  
22 remained committed and our partners remain committed and  
23 we're just -- we've spent the money, we've spent the time,  
24 we're doubling down on the amount of time that it takes to  
25 get this. We're not -- hopefully I've proven to you all

Page 28

1 at this point I'm not a short flight real estate person.  
2 I'm committed to doing what I can and putting our equity  
3 on the line to get it done.  
4           So yes, there will be changes, but we're --  
5 we're close enough that it's -- you know, with the folks  
6 that are involved, you know, at the level of vetting that  
7 we've done, we've got a real project that we feel pretty  
8 comfortable is accurate.  
9           **MR. SHEAFE:** And what would your general  
10 timeframe be? Let's assume that we were to take the  
11 action that we're talking about today, and then we get a  
12 fairly quick economic analysis. How long will it take you  
13 to get through the soft, finish up plans and whatnot and  
14 when do you think you'd actually turn some dirt and be  
15 moving in the ground?  
16           **MR. McFARLAND:** Yeah, good question. That --  
17 that really usually revolves around the city's timing,  
18 which I know when the market was going crazy, it was a  
19 little bit longer and now it's probably a little bit  
20 faster, but we've marked kind of eight to 10 months to go  
21 from where we are entitlements today to actual building  
22 permits, which is our significant -- our significant line  
23 in the sand.  
24           Keri, I don't know if you have anything to add  
25 to that, but that's the timing that we're running at



Page 29

1 this point.

2 **MR. SHEAFE:** All right. And then --

3 **CHAIRMAN McCUSKER:** Let me interject a couple

4 of things here, Mr. Sheafe.

5 There's a built in 60-day limit just to notify

6 other jurisdictions, so we can't even technically approve

7 this until the notification period has expired.

8 **MR. SHEAFE:** Well, are you suggesting that we

9 would indicate that we intend to approve it?

10 **CHAIRMAN McCUSKER:** I think you have to go

11 beyond that. I think you have to approve the GPLET

12 subject to the economic benefit analysis.

13 **MR. SHEAFE:** Do we do that today or do you

14 think we have to wait --

15 **CHAIRMAN McCUSKER:** In order for him to move it

16 along, I think you have to do it today subject to that and

17 subject to the -- there's no challenges during the

18 notification period. And that would that allow him then

19 to fill in the details, because they can't publish the

20 economic benefit analysis if there's any vagueness about

21 the economics of the -- so what we do is approve it

22 subject to those two items. It allows him to tighten down

23 his lender and it comes back to the board 60 days from

24 today.

25 **MR. MARQUEZ:** Mr. Chairman, I move we authorize

Page 30

1 the executive officers and its attorneys to complete the

2 necessary documents to enter into a GPLET subject to a

3 successful EBA with the notification period that's

4 necessary per the law.

5 **MS. COX:** With whom?

6 **MR. MARQUEZ:** What's that?

7 **MR. SHEAFE:** I second that.

8 **MS. COX:** With whom?

9 **MR. MARQUEZ:** With whom?

10 **MS. COX:** Yeah.

11 **MR. MARQUEZ:** Oh, with Sloane McFarland.

12 **MR. SHEAFE:** Second.

13 **MR. LEVIN:** Did you complete your motion there,

14 Edmund?

15 **MR. MARQUEZ:** I did.

16 **CHAIRMAN McCUSKER:** So the plan, Mike, would be

17 we vote on authorizing the GPLET. It has two conditions,

18 a successful economic benefit analysis and no challenges

19 to the project during the 60-day notification period.

20 **MR. LEVIN:** Okay. I dropped out just a little

21 bit there. If there's not a second, I'll second that

22 motion.

23 **CHAIRMAN McCUSKER:** Mr. Sheafe did it, so we

24 have a motion and a second.

25 Any further questions for Keri or Sloane?

Page 31

1 (No oral response)

2 **CHAIRMAN McCUSKER:** Hearing none, Brandi, will

3 you call the roll?

4 **MS. HAGA BLACKMAN:** Edmund Marquez.

5 **MR. MARQUEZ:** Aye.

6 **MS. HAGA BLACKMAN:** Jannie Cox.

7 **MS. COX:** Aye.

8 **MS. HAGA BLACKMAN:** Chris Sheafe.

9 **MR. SHEAFE:** Aye.

10 **MS. HAGA BLACKMAN:** Mike Levin.

11 **MR. LEVIN:** Aye.

12 **MS. HAGA BLACKMAN:** Fletcher McCusker.

13 **CHAIRMAN McCUSKER:** I vote aye.

14 (Motion made, seconded and passed unanimously).

15 **CHAIRMAN McCUSKER:** That's unanimous.

16 Sloane, it is a remarkable feat of tenacity

17 that you're doing something of this scale. We look

18 forward to the project. Anything we can do to help, you

19 know how to reach us. So good luck and we can't wait for

20 the Welcome Diner to be back open.

21 **MR. McFARLAND:** Well, thank you for all of your

22 assistance and wisdom. I consider you all partners and I

23 hope the city of Tucson gets to see this project.

24 **MR. SHEAFE:** Sloane, as a postscript, due to

25 the storm we had the other day, I just had to buy a whole

Page 32

1 truckload of half-inch plywood. I estimated I was going

2 to spend \$47 bucks a sheet and ended up buying it at about

3 \$22 a sheet. That's how much lumber has moved just in the

4 last few weeks.

5 **MR. McFARLAND:** Interesting. Wow.

6 Interesting. Thank you for sharing that.

7 **CHAIRMAN McCUSKER:** Thank you. And Chris will

8 send you his plywood when he's done.

9 **MR. McFARLAND:** Yeah.

10 **MS. SYLVAN:** Thanks everybody.

11 **CHAIRMAN McCUSKER:** Thank, you, Keri.

12 Next item. I think I saw the guys from Tabu

13 online. You're actually in your restaurant, your future

14 restaurant. We can see the roof and your handsome faces.

15 You might want to just pan around so people can see how

16 beautiful this restaurant and bar are going to become. I

17 know you've got some slides for us.

18 But these are really great friends of ours.

19 They've launched this project on their own. They're using

20 their own money, they're using their own skills. They are

21 master craftsmen. This is going to be an extraordinary

22 restaurant not unlike any other project we've had

23 downtown. Budgets are up, timing is a challenge and

24 they've come to us for some additional help.

25 So I think if you're ready, you guys, if you

Page 33

1 can talk and walk, and I know you've got a slide show.  
2 Brandi, are we going to run that or are they  
3 going to run it themselves?  
4 **MS. HAGA BLACKMAN:** Mario, do you want to run  
5 that?  
6 **CHAIRMAN McCUSKER:** Mario, you're muted, so  
7 unmute and go for it.  
8 **MR. RUEDA:** Hi. I'm Omar and this is Mario.  
9 We don't have a slide show, but we sent everybody -- or we  
10 sent you guys like our financials or our current  
11 situation.  
12 **CHAIRMAN McCUSKER:** I think maybe it was a  
13 video. Did you send us a video?  
14 **MR. RUEDA:** Yes, we sent a video.  
15 **CHAIRMAN McCUSKER:** Do we have that?  
16 **MR. SHEAFE:** Well, I think most of us have  
17 probably seen it.  
18 **CHAIRMAN McCUSKER:** The public hasn't seen it.  
19 If we could show the world that extraordinary video.  
20 Brandi, can you pull it up?  
21 But go ahead, guys. Tell us where you are, we  
22 can see the pictures, and how we can help you.  
23 **MR. RUEDA:** So right now since everybody has  
24 seen the video, it's been very tedious and long. I think  
25 we're close to a couple years. And we've had to like deal

Page 34

1 with a couple hurdles like the historical society,  
2 architects, construction.  
3 Okay. Go ahead.  
4 **MS. HAGA BLACKMAN:** Okay. So I'm going to run  
5 this video while you talk.  
6 **MR. RUEDA:** Okay.  
7 **MS. HAGA BLACKMAN:** I'm going to try to mute  
8 it, though.  
9 Okay.  
10 **CHAIRMAN McCUSKER:** Keep going. That will run  
11 in the background while you're speaking.  
12 **MR. RUEDA:** Sure. And we've just had a lot of  
13 hurdles, our budget due to COVID concerns. And COVID  
14 didn't hit us in a way where -- our prices just went  
15 astronomical, especially during like our -- our phase when  
16 we were installing the electrical. Those cost are more  
17 out of control, plumbing as well. We just barely got --  
18 as you can see like in this video, we tore everything down  
19 to a shell preserving like our walls, but we put in  
20 everything.  
21 So our initial budget for us -- and we're  
22 putting in our own money. Our initial budget for us was a  
23 lot less and we just way surpassed that amount. And even  
24 right now, we're prepared to -- to put in that just to  
25 finish up the project, but we're tight on cash

Page 35

1 realistically. The whole -- the whole endeavor, even like  
2 the (inaudible) remodel, we had to get two contractors  
3 because Bill Mackey did like the front end of the facade,  
4 but we were just having too much problems with the  
5 interior.  
6 And Vince Cataline helped us do the actual  
7 remodel of the interior, so we had to wait for those  
8 blueprints to get approved by the city and through  
9 (inaudible), but since Mr. Cataline does a lot of  
10 restaurants, he as well had a lot of expertise in that  
11 field -- in that field of restaurants and entertainment.  
12 And this is our shop. Personally that's us  
13 literally doing all the work and doing -- the booths that  
14 you see here, that's on the facade of the bar, and the  
15 actual bar top, we took it directly straight from trees  
16 that's outside of the shop and we're like literally saw  
17 milling all the trees that you're going to see. All the  
18 furniture and everything we're installing here are  
19 directly from trees.  
20 I think that's the end of the video.  
21 **CHAIRMAN McCUSKER:** Yeah. I had forgotten how  
22 terrible that property was when we first met you guys. It  
23 is absolutely remarkable that you had to gut it, you've  
24 gotten through all the aspects of that. The floor itself  
25 is worth a visit. I mean, it's an extraordinary property.

Page 36

1 So what do you think it's going to cost you to  
2 finish?  
3 **MR. RUEDA:** Well, my projections, we're at 275,  
4 but realistically just through our experience of like  
5 getting proposals and having a budget, realistically we're  
6 closer to 300 just in -- in finalizing the construction of  
7 the building. But my estimate is going to be about --  
8 about 100 that we're going to need as a cushion for  
9 initial inventory, salaries and getting everything up to  
10 spec to open, to actually open.  
11 **CHAIRMAN McCUSKER:** If we help you with the  
12 construction, do you have the working capital to open and  
13 staff and supplies and food?  
14 **MR. RUEDA:** Yes, sir. Yes, we have the working  
15 capital.  
16 **CHAIRMAN McCUSKER:** And how quickly do you  
17 think you could be open?  
18 **MR. RUEDA:** Well my plan was to -- with this --  
19 like if you were to help us with that working capital, we  
20 would subcontract a lot more and that would ease up our  
21 time as far as like -- because as you see on the video,  
22 it's me and Mario that are out digging ditches and  
23 actually doing the construction. And this has been a long  
24 labor of love, but at this point, we need to open just  
25 because of our lease. As well our lease agreement, we're

Page 37

1 paying just too much money letting time slip by. We can  
2 say from four to seven weeks to actually open, to actually  
3 open.  
4 **MR. SHEAFE:** In looking at the documents, Mark,  
5 when you sent those documents out, were some of the  
6 components being leased or were they actually paid for?  
7 **MR. RUEDA:** What do you mean?  
8 **CHAIRMAN McCUSKER:** Do you have any equipment  
9 leases or are you buying --  
10 **MR. RUEDA:** No. No, no, no, no. Like in the  
11 proposals that were submitted, there was no equipment  
12 leases except for like maybe -- even the painting, like  
13 they have their own machinery or their own lifts to paint  
14 the exterior walls.  
15 **MR. SHEAFE:** In summary, how much cash have you  
16 invested from your side?  
17 **MR. RUEDA:** From our side, like it's a working  
18 thing day do day, but I think it's about seven. We're  
19 over a million in with the -- with the original money that  
20 you helped us with.  
21 **MR. SHEAFE:** Yeah, we gave you 300 over a year  
22 ago, so you have 700 out of pocket at this point?  
23 **MR. RUEDA:** Yes, sir.  
24 **MR. SHEAFE:** Okay. And to get from today to  
25 opening day, you have all the operational costs

Page 38

1 construction-wise. Fletcher's question is, what does that  
2 amount to to get from today to opening day?  
3 **MR. RUEDA:** Today to opening -- to opening day  
4 without operational costs would be total like 1.5, so  
5 we're getting --  
6 **MR. SHEAFE:** You're going to spend another half  
7 a million finishing the space?  
8 **MR. RUEDA:** 300. The number is going to be  
9 closer to 300.  
10 **MR. SHEAFE:** Okay. You're going to spend  
11 another 300,000 to finish the space from where you are  
12 right now?  
13 **MR. RUEDA:** Yes, sir.  
14 **MR. SHEAFE:** All right. So the maximum of your  
15 ask would be 150?  
16 **MR. RUEDA:** As I stipulated in the letter,  
17 whatever you guys can help us with, it would be greatly  
18 appreciated and it's going to expedite this project  
19 immensely.  
20 **MR. SHEAFE:** Well, I just wanted to get those  
21 numbers on the table. So you already have the money and  
22 you've got working capital already established, so in  
23 order to finish the construction, you think it's 300?  
24 **MR. RUEDA:** Yes.  
25 **MR. SHEAFE:** And we would ask for some

Page 39

1 documentation, I think, before we get done with this  
2 conversation. I just wanted to raise that and let anybody  
3 else ask questions they want to ask.  
4 **MR. LEVIN:** This is Mike Levin.  
5 **MR. SHEAFE:** By the way, Edmund, you're muted  
6 right now.  
7 **CHAIRMAN McCUSKER:** Mike, go ahead, Mike.  
8 **MR. LEVIN:** So just -- thank you for the  
9 presentation. I'm sure it's going to be a really good  
10 project, addition. I'm working on remote to make sure we  
11 have quorum so we can take action on these things and I  
12 did see the information that Mr. Collins sent over this  
13 morning. I did peruse it. I don't have it in front of me  
14 because I'm working remote, but on that \$300,000, how much  
15 of that would you refer to as FF & E as far as -- I think  
16 the sign was in there, there were some tables, some  
17 countertops, some different things like that. Out of that  
18 300 is construction costs and what would be referred to as  
19 FF & E.  
20 **MR. RUEDA:** Like our big three -- or like  
21 construction costs as far as like our big three are  
22 almost -- almost finished. And right now we're covering  
23 like -- which is electrical, plumbing and then our HVAC  
24 system, which was our main concern. That was like the  
25 majority of -- what we spent of that \$700,000 was mostly

Page 40

1 that cost, so right now we're -- we're what, two weeks out  
2 from actually -- it's little details that we need in the  
3 HVAC system, but actual construction, like we put in the  
4 document, it's still construction of like the island  
5 that's here over the bar. That's going to house all the  
6 bottles and it's going to finish the actual look of the  
7 actual concept that we submitted originally with Rio  
8 Nuevo.  
9 **CHAIRMAN McCUSKER:** Part of the challenge here,  
10 Mike, is they're doing this work themselves, so we're not  
11 really looking at like a hard bid or, you know, someone  
12 else's estimating costs. And, you know, they've obviously  
13 not been able to estimate the cost so far, so we may have  
14 to do something creative where, you know, we say, look,  
15 we'll authorize up to another 150, but it can't go to, you  
16 know, equipment, tables, you know, supplies, operating  
17 capital. It has to go into hard construction cost. We  
18 have to be able to monitor that, you know, as you guys  
19 draw and present what you're doing.  
20 I think the question for all of us is, if we  
21 authorize another \$150,000, can you deliver this project  
22 with the resources that you have.  
23 **MR. RUEDA:** Yes, sir.  
24 **CHAIRMAN McCUSKER:** What we don't want you to  
25 do is take our money and then be back here in two months.

1 **MR. RUEDA:** Yes.

2 **CHAIRMAN McCUSKER:** Kind of tell us how -- how

3 that bridges the gap and -- and, you know, what it would

4 take for you to finish the project.

5 **MR. RUEDA:** It would be mostly like -- bridging

6 the gap is mostly through getting all the bigger

7 subcontracting deals and outsourcing them instead doing it

8 ourselves. And I can speak for Mario. We love to do

9 this, but it's just taking so long for us -- for us

10 personally to actually complete the project. We're

11 working 12 hours a day, but it's just -- instead of doing

12 that, getting all the bigger contracting bids out to

13 different companies.

14 **CHAIRMAN McCUSKER:** You're looking at the

15 ceiling above them. What if it's determined they have to

16 hard shell that? You know, there are a number of

17 restaurants downtown that have left these beams open and

18 it's part of the esthetic, I think, in our downtown, is

19 that these ceilings have been opened and open beam, but

20 for whatever reason here, the city has asked them to

21 enclose that. We're going to try and help --

22 **MR. LEVIN:** Mr. Chairman. I'm sorry.

23 **CHAIRMAN McCUSKER:** Go ahead, Mike.

24 **MR. LEVIN:** My apologies if I interrupted. I

25 like the direction you're going as far as the 150 as long

1 restaurant after this, but it sounds like you do.

2 My suggestion would be, which would make this

3 cleaner, and I see think Dan Meyers on this video, he's

4 probably going to love this or not love this, but as you

5 continue forward, right, it's kind of gray. Fletcher's

6 right. You guys are -- you guys are doing the work

7 yourselves, which we don't see. Like Sloane was on here

8 earlier. Sloane's not going to be, you know, putting up

9 the drywall himself, right, like you guys are. So what I

10 would suggest is as you move forward with subcontractors,

11 as you bring us invoices, we would approve up to 150,000

12 and reimburse you up to half of that invoice. That's a

13 really simple way to do it. That means they're no FF & E.

14 You don't have to go get more bids from a general

15 contractor. You can keep subcontracting and we just pay

16 you half of that invoice up to \$150,000.

17 **MR. LEVIN:** You know, I would actually support

18 that, Mr. Marquez. It does keep with 150, which I was in

19 agreement with the Chairman on, and I think that way we

20 have a way of addressing that as it comes along to make

21 sure FF & E is not part of that.

22 **MR. MARQUEZ:** I just think it's exciting that

23 you called Mr. Marquez. Thank you.

24 **MR. SHEAFE:** Do you want to make that as a

25 motion?

1 as we monitor that to make sure that it's not FF & E and

2 it's true construction costs.

3 The only other question I'd have, is there some

4 way to -- is there a way to have our money go in last so

5 we make sure as we go along or is it going to need to

6 be (inaudible).

7 **MR. MARQUEZ:** I have a comment and a suggestion

8 which might solve it. The comment is, the Rio Nuevo board

9 members have probably visited you guys the most. And I'll

10 say if there was an award for a developer and/or investor

11 or restaurateur with the most heart, you win. Like you

12 all have gone all in and I think you -- it's almost like a

13 boat in a storm. It's been an economic storm from going

14 through COVID, now we're going through the capital

15 markets. You all have weathered the storm and just simply

16 put out money and invested over and over gain to weather

17 the storm, and here we've come out the other side for the

18 most part where the water's getting a bit calmer but, oh,

19 my gosh, that storm cost you a lot of money. I've said it

20 to you multiple times and I'll say it again. The Schwabes

21 are really lucky you're tenants, because you've invested a

22 ton of money in that historic property and it looks

23 fantastic.

24 I know some of the concerns are whether or not

25 you guys have the working capital to actually open a

1 **MR. MARQUEZ:** Yes, I'd like to make a motion

2 that we invest an additional \$150,000 into Tabu in which

3 Dan Meyers, our CFO, reimburses up to 50 percent of a

4 subcontractor's invoice up to \$150,000.

5 **MR. SHEAFE:** And not to include any FF & E.

6 **MR. MARQUEZ:** Correct, not to include any FF &

7 E, which we don't invest in anyway.

8 **MR. LEVIN:** Second.

9 **CHAIRMAN McCUSKER:** Yeah, let's hope that gets

10 you there. I think we really don't want to see you again

11 until we're eating tacos in your restaurant.

12 **MR. MARQUEZ:** We mean that in a nice way.

13 **CHAIRMAN McCUSKER:** Yeah, we definitely mean

14 that in a nice way.

15 Go ahead.

16 **MR. RUEDA:** If I may just like as a closing

17 remark, the quality of work that's here is because of this

18 person here. He's been personally involved in every

19 single little thing, so everything that's done right like

20 the booths and everything, that's his direct involvement

21 with his hands, so --

22 **CHAIRMAN McCUSKER:** It's unusual you see a

23 craftsman owner. And I think that's going to -- people

24 are going to seek you out not only for the food and the

25 vibe but just to witness the extraordinary craftsmanship

Page 45

1 that's gone into this. This is a, you know, 19th century  
2 building and it's just going to -- we know it's going to  
3 explode.  
4 So we have a motion and a second. Any other  
5 questions of anybody?  
6 (No oral response)  
7 **CHAIRMAN McCUSKER:** Hearing none --  
8 **MR. MEDCOFF:** Fletcher, before you call the  
9 vote, I want just want to clarify. I assume, Mr. Marquez,  
10 you wants that potential money being subject to the  
11 attorneys drafting up an economic benefit agreement for  
12 all parties to sign.  
13 **MR. MARQUEZ:** So we need a new EBA even though  
14 we've done one?  
15 **MR. MEDCOFF:** I haven't seen the last one.  
16 **CHAIRMAN McCUSKER:** I don't know what we have  
17 with these guys. It's so long ago. We may just have  
18 authorized it and wrote them a check. You know, I don't  
19 know that there was --  
20 **MR. SHEAFE:** I think Mark prepared it.  
21 What was the last one, Mark, and can we operate  
22 under the other one or do you need to do an amendment?  
23 **MR. COLLINS:** I think Tim is right. I think  
24 there needs to be an agreement. I don't know that I've  
25 done one.

Page 46

1 **MR. MARQUEZ:** What about the notification  
2 period? Are we going to be stuck with 60 days?  
3 **CHAIRMAN McCUSKER:** That's only to the GPLET.  
4 **MR. COLLINS:** That's right.  
5 **MR. MARQUEZ:** Okay. So yeah, EBA. You're  
6 talking about just basically we're going to look at the  
7 economics of the deal and make sure it still cash flows,  
8 et cetera.  
9 **CHAIRMAN McCUSKER:** Well, actually we end up  
10 with a document that they'll draft and everybody signs, so  
11 add that to your motion.  
12 **MR. MARQUEZ:** Yes.  
13 **MR. SHEAFE:** Would you accept an amendment that  
14 we properly document this and authorize the executive  
15 officers to approve it?  
16 **MR. MARQUEZ:** Yes, I would accept that.  
17 **MR. LEVIN:** I would amend my second.  
18 **CHAIRMAN McCUSKER:** Mr. Sheafe to Mr. Marquez.  
19 Okay. I believe we have an amendment that --  
20 Mike, did you second that?  
21 **MR. LEVIN:** I did amend my second.  
22 **CHAIRMAN McCUSKER:** And you agree to the  
23 amendment?  
24 **MR. MARQUEZ:** Yes I do.  
25 **CHAIRMAN McCUSKER:** Okay. Now I think we can

Page 47

1 call the roll.  
2 Brandi?  
3 **MS. HAGA BLACKMAN:** Jannie Cox.  
4 **MS. COX:** Aye.  
5 **MS. HAGA BLACKMAN:** Edmund Marquez.  
6 **MR. MARQUEZ:** Aye.  
7 **MS. HAGA BLACKMAN:** Chris Sheafe.  
8 **MR. SHEAFE:** Aye.  
9 **MS. HAGA BLACKMAN:** Fletcher McCusker.  
10 **CHAIRMAN McCUSKER:** I vote aye.  
11 Did you get Mike?  
12 **MR. SHEAFE:** Ask Mike.  
13 **MS. HAGA BLACKMAN:** I'm sorry. Mike Levin.  
14 **MR. LEVIN:** Aye.  
15 **CHAIRMAN McCUSKER:** Awesome. Thank you, guys,  
16 and good luck.  
17 **MR. SHEAFE:** Congratulations. That's --  
18 **CHAIRMAN McCUSKER:** It's going to be a  
19 showpiece for downtown.  
20 **MR. SHEAFE:** You can be really proud of what  
21 you guys have accomplished. Some of us will be your first  
22 customers.  
23 **MR. RUEDA:** Thank you very much. Thank you.  
24 **CHAIRMAN McCUSKER:** Those are the only action  
25 items on the agenda, Mike. If you want to drop off,

Page 48

1 you're welcome to. We're going to get updates from the  
2 City of Gastronomy, Bungalow Block, we're going to get an  
3 update from Jannie on the Presidio, we're going to get an  
4 update from Tucson Foodie, but there's no action items  
5 required. I do need to keep a quorum or the meeting  
6 adjourns itself. But, Mike, you can drop off if you want  
7 or you can stick around if you don't.  
8 **MR. SHEAFE:** Yeah, if you stick around, Mike, I  
9 think you'll be very interested in the bungalow and what  
10 you learn, so it's up to you.  
11 **MR. LEVIN:** You know, unfortunately, I'm in a  
12 spot where I think when Edmund was making his motion  
13 earlier I dropped out and my connection's been a little  
14 spotty, so I've heard enough to make sure to participate  
15 where I have, but I think dropping off would be easier,  
16 because even throw I may be listening, I may not catch  
17 everything. So I appreciate the opportunity to  
18 participate together and I look forward to the project  
19 moving forward.  
20 **CHAIRMAN McCUSKER:** Well, finish the ascent at  
21 Everest and we'll talk to you when you get back.  
22 **MR. LEVIN:** Sounds good. Thank you, everyone.  
23 **CHAIRMAN McCUSKER:** The Bungalow Block is up  
24 next. We've been driving by every day, I drive by it 10  
25 times every day, and, you know, it's really beginning to

Page 49

1 shape up.  
2 So I know you guys have a presentation for us,  
3 so Randi, Peter, take it away.  
4 **MR. ANADRANISTAKIS:** Thank you so much.  
5 **MS. DORMAN:** Yeah, thank you so much. Really  
6 thanks to the entire board for all the transformative work  
7 that you all have done to make our downtown and now the  
8 Sunshine Mile so amazing. And Peter and I greatly  
9 appreciate the opportunity to update you on the progress  
10 that we've made on the Tucson Gastronomy Collective since  
11 we signed our agreement late January.  
12 So I'm going to share my screen and start with  
13 the slide show.  
14 Can everyone see that?  
15 **CHAIRMAN McCUSKER:** Yes, ma'am.  
16 **MS. DORMAN:** So what we'd like to share with  
17 you today is to recap a little bit, because we haven't  
18 spoken in a while, but our original plan is, which is also  
19 our current plan, to update you on the work that we've  
20 performed to date from the interiors to the exteriors,  
21 talk about our programming partners and future stats. And  
22 so I'm going to take us through what our plan -- original  
23 plan is, which is our current plan, and then Peter is  
24 going to walk us through the update on what we've done so  
25 far and what we plan to do.

Page 50

1 So the good news is that our original plan that  
2 we proposed is still our current plan to transform the  
3 historic bungalows into the Tucson Gastronomy Collective.  
4 And the Tucson Gastronomy Collective is a culinary-focused  
5 community housed in seven historic bungalows on the  
6 Broadway Sunshine Mile. It's innovative, adaptive. This  
7 project will serve as a platform for the experiences and  
8 education about Tucson City of Gastronomy, and it will  
9 enhance and highlight Tucson's unique agricultural and  
10 culinary heritage.  
11 Our mission is to tell Tucson's story and  
12 innovate for the future through the lense of our food  
13 culture. And our vision is for guests of the Tucson  
14 Gastronomy Collective to experience the Tucson City of  
15 Gastronomy in a singular location that will inspire and  
16 educate them to explore Tucson as the UNESCO city of  
17 gastronomy.  
18 Our purpose is to amplify the accessibility of  
19 the Tucson City of Gastronomy message, expand the Tucson  
20 City of Gastronomy audience locally for visitors and to an  
21 international digital audience through unique experiences,  
22 curated goods and original video content.  
23 We also want to support the Tucson City of  
24 Gastronomy organization to further expand Tucson's  
25 reputation as a foodie hub, and we want to connect Tucson

Page 51

1 to global cities of gastronomy through increased dialog,  
2 education and also additional opportunities for exchange.  
3 And so seven historic bungalows on the Sunshine  
4 Mile will house restaurants and food-related destinations  
5 that reflect why Tucson is a UNESCO city of gastronomy,  
6 the first city of gastronomy in the country.  
7 So some of the core plans are the Residency  
8 Restaurant. This is a restaurant where every three or  
9 four months a different city of gastronomy chef will join  
10 our team to create special menus rooted in heritage and  
11 local foods. They'll be primarily local and from time to  
12 time, perhaps once a year, we'll bring in an international  
13 guest chef from another city of gastronomy around the  
14 world.  
15 We'll also have a regional bar, and this  
16 curated experience will be stocked with local wines, beer  
17 and spirits. And the Residency Restaurant and the  
18 regional bars, they're going to be housed in a combination  
19 of two bungalows. And between the two bungalows, we're  
20 going to create a modern state of the art kitchen. The  
21 bungalows are small and we realized that if we wanted to  
22 create really a functional kitchen, that in between space  
23 would be the best way to do that.  
24 We're going to create a new building that will  
25 house a teaching and demonstration kitchen, and it will

Page 52

1 also be home to a commercial and catering kitchen. So on  
2 one side, we'll be able to have our guest chefs come in,  
3 teach classes, other chefs will also be able to use that  
4 as -- as an event space, and then the other side will be a  
5 commercial kitchen that will support both the residency  
6 restaurant as well as some of the other restaurants that  
7 will be on the site.  
8 We also plan to have a marketplace inside one  
9 of the historic bungalows where visitors can experience as  
10 well acquire local and heritage foods. And in this  
11 marketplace, we'll also have a lot of educational  
12 information so that people can learn about the foods as  
13 well.  
14 And then the remaining bungalows are going to  
15 be leased to complementary businesses showcasing  
16 independent, creative local businesses compatible with our  
17 mission.  
18 This is our current site development plan, so  
19 just to orient everyone, this is Broadway and this is  
20 Cherry, and so the core of the bungalow block is here, the  
21 seven bungalows. And so going from left to right, west to  
22 east, these are the two bungalows that will be the  
23 Residency and the regional bar and this is the commercial  
24 kitchen that will be created in between just to orient  
25 everyone.

Page 53

1 We're going to have a ceremonial entrance here  
2 off of Broadway, but we do think that most people will  
3 likely enter from here or from -- from this side, so  
4 there'll be a lot of options.  
5 We have -- the market is going to go here.  
6 We're working on what's going to go in these three. And  
7 in this one we have a coffee concept that Peter will walk  
8 us through later.  
9 This will be the demonstration kitchen and the  
10 commercial kitchen. And then this is going to be a stage  
11 that will serve as the entire block.  
12 So we're going to do a ton of landscaping  
13 outside, lots of rock ways, and Peter will speak more  
14 about that, but a very indoor/outdoor experience.  
15 And then on this side, we will have parking and  
16 there will also be some street parking as well. So this  
17 parking will service this block and we think it's a really  
18 beautiful plan that utilize both the bungalows, really  
19 renovates them so that their historic beauty is showing  
20 but also brings in some modern elements and capitalizes on  
21 the great outdoor space.  
22 And we signed our agreement with you in late  
23 January this year, so thank you. Very exciting. And  
24 Peter is now going to share his screen so that we can look  
25 at the -- the rest of the plan.

Page 54

1 **MR. ANADRANISTAKIS:** Thank you, Randi, and  
2 thank you Chairman McCusker, esteemed board members,  
3 general counsel representatives. It was February 28th,  
4 2017, at probably 1:00 o'clock p.m. when I last presented  
5 to all of you. Although there's no board action required  
6 today, it's an honor and privilege to be back with all of  
7 you.  
8 My phases involved here are part of the  
9 transformation of the interiors. And one of the first  
10 options that we did once we signed the agreement was to  
11 create an effective plan to first transform the interiors  
12 and then the exteriors of the bungalows. This plan would  
13 allow each bungalow to be show ready for prospective  
14 tenants.  
15 To the left you can see the bungalow that's  
16 closest to the Rio Nuevo office, and to the right you can  
17 see the exterior of the bungalow that's closest to the  
18 west side.  
19 Some of the challenges that we have on the  
20 inside, there was some deterioration of roofs, and, as you  
21 can see, there was some water damage. I'll talk later  
22 about some of the phases that we took to enhance and  
23 secure some of the roofs, but most of the remediation was  
24 to scrape and repair.  
25 Again just showing some of the interior photos

Page 55

1 as we enter the bungalows towards the end of January,  
2 early February, and a lot of it had to do with water  
3 damage.  
4 To the right you can see that there is a --  
5 some signs of people living or had been living inside of  
6 the bungalows just in relation to the condition of some of  
7 the toilets and plumbing and some of the items that were  
8 left behind by folks, and there were some other signs of  
9 graffiti and other deterioration throughout most of the  
10 bungalows.  
11 Again, just to the left, it just shows some of  
12 the challenges in the structure. And I want to thank Rio  
13 Nuevo for everything they did in moving and saving thee  
14 historic bungalows. Historic projects and projects like  
15 this are certainly a passion. And although you can see a  
16 lot of debris on the ground and drywall and other debris  
17 on the floor, you can see that we have beautiful original  
18 hardwood floors and some beautiful original tile in the  
19 bathrooms. And I'll show you some of the conditions of  
20 those bathrooms momentarily.  
21 There were some other challenges, of course,  
22 just general cleanup, dead animals, more -- more  
23 deterioration on the inside, but that's part of the  
24 first -- the first phase was to do an assessment, and  
25 then, of course, hiring professional teams to repair,

Page 56

1 renovate, clean the interiors has all been completed, and  
2 I'll be very pleased to show you some photos momentarily.  
3 In addition, as you heard, roof repairs were  
4 completed almost immediately well ahead of monsoon season  
5 to perform and prevent further water damage in all  
6 bungalows. I can certainly share with you that all the  
7 bungalows are nice and dry even though we've experienced  
8 some torrential monsoons recently here in Tucson.  
9 The interiors are all show ready and we've been  
10 obtaining some incredibly strong and positive feedback  
11 from potential clients, residents and partners.  
12 To the right you can see what one of the  
13 bungalows looks like today. And that's all done through  
14 great partnerships. And I'm thankful for the partnerships  
15 in the communities and people that I know, and Randi is  
16 also thankful for all the partnerships and people and  
17 relationships with contractors she knows. And although we  
18 communicated with several contractors, we selected one to  
19 comprehensively perform an interior enhancement along with  
20 associated repairs. Walls were patched and painted,  
21 cracks and leaks were repaired. The work was performed  
22 over a 60-day period. And then afterwards to show off  
23 some of the wonderful work, a professional cleaning team  
24 was brought in.  
25 These are some of the current interiors. You

Page 57

1 can see both to the left and to the right. And, again,  
2 it's just an initial cleanup. Further enhancements will  
3 be done over time, but the interior of the bungalows are  
4 looking lovely.

5 Here are some additional photos to the left and  
6 to the right, some of the beauty of the interiors of these  
7 bungalows and some of the original fireplaces, some of the  
8 tile work that has been there, some of the nooks and  
9 crannies. And wherever we could, if somebody had done  
10 something to the interiors like paint on top of some of  
11 these cabinets, we really worked hard to preserve some of  
12 that.

13 From an exterior perspective, I'm very pleased  
14 to share that we've now moved to the exterior portion of  
15 our next phase and renovation plan. And this is just an  
16 initial picture of the exterior sometime between late  
17 January, early February of this year. Again, just -- this  
18 is just typical and you're going to see real enhancements.  
19 This is a picture from some of the back along the fencing.

20 This is what the current exteriors look like  
21 for those of you that are able to drive by each day. This  
22 is -- these pictures were taken in the last two weeks and  
23 they don't show some of the prime and the tint that I'm  
24 going to talk about momentarily that were applied, but you  
25 can see the landscaping is looking nice and clean and it's

Page 58

1 getting to where we want it to be.

2 Also, in addition to the historic bungalows, if  
3 you recall, to the west there's a large parking area.  
4 That is going to be something that I'm going to talk about  
5 momentarily, but, of course, that -- the whole site  
6 wouldn't be complete unless you clean up that particular  
7 area, and we cleaned it all up from some fairly  
8 significant dumping and challenges that we're experiencing  
9 on the site.

10 To the left, this is a current exterior right  
11 now. This is something that I'll talk about momentarily.  
12 We've applied a tint to a prime, so to better preserve the  
13 bungalows, what was very important is to prime the  
14 exterior to prevent any seepage and water damage, and we  
15 will soon be choosing some paint colors. But rather than  
16 just going with the stark white, we applied a tint to the  
17 primer and we'll be able to change that color.

18 To the right you can see what some of the  
19 condition of the bungalows were, which I think is  
20 beautiful, but just shows off some of the landscaping.  
21 And thank you again to Rio Nuevo for putting some  
22 beautiful landscaping on the property.

23 These pictures were taken sometime this  
24 morning, so you'll be able to drive by and take a look.  
25 You're seeing the back of some of the bungalows and the

Page 59

1 front of some of the bungalows. And you can see that some  
2 really -- I believe some real nice and thoughtful colors  
3 were chosen to clean up the exteriors.

4 Again, just on the left we have a picture of  
5 the exterior back in January or February. And this  
6 particular picture, again, I can't tell you if it was  
7 taken this morning or a couple days ago, but that's what  
8 the current site looks like as of -- as of today.

9 Also on the exterior is something that I felt  
10 was really exciting as part of the original plan that  
11 Randi had brought forward, is that the Tucson Gastronomy  
12 Collective is going to have all plants and organic items  
13 on the site to be edible. Therefore, absolutely no  
14 chemicals are being used at all regarding both sites to  
15 treat weeds or grasses and everything is being pulled by  
16 hand. The original plan does include a collaboration with  
17 Mission Garden to plant edible heritage plants on the  
18 site.

19 As I mentioned, the entire site has been  
20 cleaned from trash, weeds and debris, all trees have been  
21 trimmed, and the bungalows are monitored daily and  
22 maintained weekly.

23 The security fence was removed for a cleaner  
24 and friendly look from the street. We've installed some  
25 exterior solar floodlights all around the historic

Page 60

1 bungalows providing light to the back sides and the  
2 entryways and some no trespassing signs were also  
3 installed.

4 To get in and out of the bungalows easily, we  
5 removed some of the plywood that was boarded up on the  
6 bungalows and we installed metal security doors with new  
7 locks on each of the bungalows to provide simple and easy  
8 access.

9 The final paint colors will be selected in the  
10 upcoming months. As of July 20th, 2023, we began a  
11 process to apply a primer with a light tint to each of the  
12 historic bungalows. This will create a cleaner and more  
13 consistent look from the street until final paint is  
14 applied.

15 Again, all trash was cleared from the empty lot  
16 to the west of the bungalow block and removed all the  
17 dumping that took place and consistently maintained it to  
18 remove dumping that generally takes place from time to  
19 time.

20 These particular pictures I can validate were  
21 taken this morning and we continue to monitor and maintain  
22 the property both on a weekly and daily basis.

23 Something I am really passionate about is this  
24 beautiful exterior sign that we were very fortunate to  
25 inherit, and we're working with Gene Cook to restore this



Page 61

1 original sign that was on the property. If it doesn't  
 2 interfere with our construction plans and team, we're  
 3 going to erect it as soon as it's completed. And, again,  
 4 we're constantly monitoring, maintaining and upgrading the  
 5 property.  
 6 I'm so pleased to announce some exciting news.  
 7 We signed an LOI with chef and restaurateur Devon Sanner,  
 8 to own and operate the Residency Restaurant that Randi  
 9 spoke about. This is going to be the marquee restaurant  
 10 on the site. This is going to occupy two bungalows. And,  
 11 as Randi shared, there's going to be a new kitchen built  
 12 in between.  
 13 Devon is also going to be extensively involved  
 14 in the additional programming on the site, and I think all  
 15 of you would agree, whoever comes in contact with Devon  
 16 will communicate he's not only creative, he's a wonderful  
 17 human being, but he's a great collaborator and he's a  
 18 great ambassador for Tucson and the Tucson food scene.  
 19 I was so thankful to see Devon compete this  
 20 past weekend at Casino Del Sol and face off for the Iron  
 21 Chef title, and I was just thrilled to not only see other  
 22 great people who do such a great job representing Tucson  
 23 and the foodie scene. Sam and Shane from Tucson Foodie  
 24 were also there doing a great job promoting the Tucson  
 25 food scene.

Page 63

1 programming at the site.  
 2 Again, other great news. Early in our process,  
 3 we met with Larsen Baker, and they're just absolutely  
 4 wonderful people, and we exchanged ideas. We shared with  
 5 them ultimately and transparently what we were planning at  
 6 our site and they did the same with their site. And as of  
 7 now, we feel we have approximately three bungalows  
 8 remaining and we're in the process of signing an agreement  
 9 with Chris Urban, who's also a former chef and current  
 10 foodie. He joined me at the Iron Chef event almost for  
 11 the entire day from Mark Urban Commercial Real Estate to  
 12 assist us as well.  
 13 Further items to update you related to  
 14 programming, we're working with Richie Brevaire, a local  
 15 graphic artist, to create the Tucson Gastronomy Collective  
 16 brand. He showed off some wonderful designs to Randi and  
 17 I. I think there was approximately six to eight designs  
 18 on each page and showed us approximately eight pages of  
 19 designs. And once that's completed, we're going to  
 20 enhance further place making and signage.  
 21 The website that we're going to ultimately use  
 22 will either be [tucsongastronomycollective.com](http://tucsongastronomycollective.com) or  
 23 [gastronomycollective.com](http://gastronomycollective.com). Both URLs are owned by Randi  
 24 and I.  
 25 Further, we can't get beautiful design,

Page 62

1 Further programming, we're working with a well  
 2 know, local coffee shop to open their next location to  
 3 include coffee by day and mescal by night. Currently were  
 4 selecting what we're referring to as bungalow seven, the  
 5 bungalow that's closest to the Rio Nuevo office, for this.  
 6 And additionally we're going to be featuring food from  
 7 Sonora, Mexico, and the mescal bar in the evening.  
 8 We are absolutely thrilled just to be hanging  
 9 out with these wonderful, cool and gracious kind people.  
 10 Sam and Shane from Tucson Foodie, we're initially talking  
 11 to them to create a food truck rally on the empty lot that  
 12 I showed you on the west of Cherry. This would be done  
 13 once a week. And we just felt that it would be a great  
 14 opportunity, and I believe Shane and Sam may share that  
 15 it's a great opportunity to activate the site and get  
 16 people using the site.  
 17 What I'm really excited about is they may also  
 18 operate the market that Randi shared and have regular  
 19 events at the site. And, of course, most important to all  
 20 of us is that the RN tax code is to be used.  
 21 Again, if you're talking about more kind,  
 22 gracious, wonderful people in the Tucson food scene, it  
 23 wouldn't be complete without talking about Yanos and  
 24 Jonathan from the Tucson City of Gastronomy, and they  
 25 continue to collaborate with us on all aspects of

Page 64

1 construction and implementation done without working with  
 2 wonderful professionals, and we're so thankful to be  
 3 working with Ryan Repucci from RAH Architects, Kevin Hall  
 4 from Rick Engineering and Frank Eliopoulos and William  
 5 Terrell from Terrell Development to further enhance all  
 6 aspects of the planning, design and construction at the  
 7 historic bungalows.  
 8 In closing, just wanted to thank all of you for  
 9 giving us this tremendous opportunity to bring something  
 10 very unique and hopefully something that has a great  
 11 impact to Tucson at this historic site. And we are going  
 12 to be hosting an open house this year for everyone and all  
 13 of you to experience the transformation of these historic  
 14 bungalows. Thank you.  
 15 **CHAIRMAN McCUSKER:** Mr. Anadranistakis. I just  
 16 wanted to say that basically. you might want to touch on  
 17 your background. It's not like you just wondered in here  
 18 one day looking for the heat. You've become a real  
 19 resource. I don't know that people know you're involved  
 20 in the Doubletree and the expansion at the TCC, but I  
 21 think, you know, what you have brought to life, you and  
 22 Randi, we're going to hear from Shane in a minute, is part  
 23 of the vision we had 10, 12 years ago that Tucson could  
 24 become a food destination. And this is long before the  
 25 City of Gastronomy was ever even identified, recognized.

Page 65

1 So all of you now collectively, and I know Randi's been  
2 around, very savvy about this from the beginning, you  
3 know, but what brought you to Tucson? And talk a little  
4 bit about your experience, and how do you see this vision  
5 of a food destination playing out in your role as a  
6 developer.  
7 **MR. ANADRANISTAKIS:** Yeah. Thank you so much  
8 for asking.  
9 I suppose I've been transacting in Tucson for  
10 approximately 10 years. After I had presented to all of  
11 you back in February 28th, 2017, I think that was an  
12 historic moment for the convention center. What you may  
13 not know is I've done approximately nine developments,  
14 either had ownership interest in, developed or  
15 redeveloped, redesigned and had several projects here  
16 predominantly in the multi-family space.  
17 I did grow up in the back of a restaurant. It  
18 may not be a surprise being a Greek growing up in the back  
19 of a restaurant that food is definitely a passion and  
20 community is definitely a passion.  
21 What brought me to Tucson was the opportunity,  
22 the people. As I mentioned, I just see Tucson as -- as a  
23 world class city. I think I shared some of that back in  
24 2017 with all of you.  
25 As far as this particular site is concerned, I

Page 66

1 am just thrilled to have an opportunity to showcase this  
2 site and enhance and be a part of implementing the vision  
3 that Randi had originally brought forward. I think  
4 there's going to be other opportunities at this site  
5 for -- for unique opportunities in development, and I'm  
6 happy to bring my experience from capital raising efforts,  
7 multi family, hospitality to Tucson. And, again, I  
8 couldn't be happier to be here and I'm happy to share my  
9 resume with all of you if you would like.  
10 **CHAIRMAN McCUSKER:** Great update. Unbelievable  
11 to see, especially the interiors. Most of us haven't seen  
12 the work that you're obviously doing. You're  
13 substantially overdressed, but we'll forgive you for that.  
14 Any questions of Randi or Peter other than --  
15 **MR. MARQUEZ:** I just wanted to say thank you.  
16 I think right now the board, as you can tell probably from  
17 some of the people that have presented and our responses,  
18 we're looking for progress right now, and we see progress  
19 at the bungalows. So thank you for moving it right along.  
20 Thank you for your attention to detail, a lot of pride  
21 just keeping it clean and painted, et cetera. We're  
22 excited for the activation and we are rooting for you to  
23 continue your timeline.  
24 **MR. ANADRANISTAKIS:** Thank you. Thank you so  
25 much, everyone.

Page 67

1 **MR. SHEAFE:** Thank you very much, both Randi  
2 and Peter. You got all the way through that presentation  
3 and never once mentioned a giro sandwich.  
4 **MR. ANADRANISTAKIS:** Some of my favorite foods.  
5 Yes. Yes, we'll try to bring the best of Tucson food and  
6 all cultures integrated together and maybe there will be  
7 some sort of a giro infused and locally inspired sandwich  
8 of some kind. If we need to test it on someone, Chris,  
9 we'll certainly send it over to your office and see what  
10 you think.  
11 **MS. DORMAN:** And just wait until we invite a  
12 guest chef from Greece to the City of Gastronomy. So I  
13 think you can tell that Peter and I are extraordinarily  
14 passionate about this project and the spotlight that it  
15 can shine on Tucson as a city of gastronomy. So couldn't  
16 do it without your amazing board, so thank you all so  
17 much.  
18 **CHAIRMAN McCUSKER:** Thank you --  
19 **MR. ANADRANISTAKIS:** Thank you.  
20 **CHAIRMAN McCUSKER:** -- to you and your partners  
21 and, you know, keep it going.  
22 Jannie is going to give us an update on the  
23 other side of town. I don't know that you have slides.  
24 **MS. COX:** Actually, we have a small audience  
25 today, so I'm really speaking mostly to the choir, so I

Page 68

1 don't think we'll need slides today, but I can produce  
2 them if you want to see them.  
3 But just briefly, Activate El Presidio is a Rio  
4 Nuevo project that's more than four years old. It was  
5 created to bring attention to an important and yet dark  
6 part of our downtown, the Presidio historic district. And  
7 so what we are doing with non-capital intensive things  
8 such as shade, light, art, furniture, color, we intend to  
9 draw people from the visitor center from downtown into the  
10 historic district for a unique experience, an experience  
11 that's unique to other experiences downtown. It's a  
12 beautiful historic neighborhood.  
13 The project is the historic El Presidio  
14 neighborhood and it's bounded on from the east to the west  
15 by Church and Main, from the south to the north by Alameda  
16 and Franklin. It includes the Tucson Museum of Art, the  
17 El Presidio Museum, La Cocina, which is now called LaCo,  
18 Ceres Italian Restaurant, our new Dandelion Cafe that is  
19 in the duplex building that Rio Nuevo renovated a few  
20 years back, El Charro and the Transamerica Building.  
21 As I said, the project started in 2019 with  
22 Project for Public Spaces and we created a vision, put  
23 together a working group and, wham, came the pandemic. So  
24 we went dark for two years from March 2020 actually until  
25 April of 2022, when I asked the Rio Nuevo board if they

Page 69

1 would consider funding this project, which had not been  
2 funded before. We realized the timing wasn't right to  
3 reach out to the community post COVID and think we were  
4 going to have the half a million dollar project funded,  
5 and Rio Nuevo did do that in April of 2022.  
6 And then we brought the working group back  
7 together. We expanded the working group. One wonderful  
8 member we added was Corky Poster, who brings an incredible  
9 historic perspective to our work. And he has been -- I've  
10 relied on him for so many things and he's just been great.  
11 The new group met for the first time in July a  
12 year ago this month. In November we contracted with Chris  
13 Stebe at Norris Design to be our urban planner/landscape  
14 architect, and in June we had 50 percent drawings of his  
15 vision for the area, took that to our stakeholders and it  
16 was really quite well received with a few changes. And  
17 then we expect 100 percent drawings from Norris Design  
18 within the next 30 days, which is pretty exciting. On  
19 August 1st we will take the almost finished designs back  
20 to the stakeholders, the working group, the El Presidio  
21 Neighborhood Association and show them to everyone one  
22 more time before the drawings go to the city by late --  
23 I'd say by late August the drawings will be at the city.  
24 And then between two and three months the city will take  
25 to issue permits.

Page 70

1 But I will say that through the entire process,  
2 because we have a project manager thanks to Mike Ortega.  
3 Our project manager has helped keep the communication  
4 between the city and the architect ongoing constantly so  
5 that we are pretty confident that the city will be able to  
6 approve most of what we have in our design.  
7 We are -- let me see what else we're going to  
8 do. I'm going to look at my notes here.  
9 As I said, these are not capital intensive  
10 kinds of things, but we will have paint. And the paint  
11 we've selected is an interesting part of the project. As  
12 you know, the beautiful dome on the old county courthouse,  
13 the sidewalks -- bump out to around the sidewalks will be  
14 the colors and the pattern from the dome. And then the  
15 band around the dome has some other design that we will  
16 also use along the sidewalks to connect one part of the  
17 area to the next part.  
18 There will be lights and shade and lots of  
19 plants, pots and some in the ground planting. And Chris  
20 has done a really creative job. It's soft, it's natural,  
21 but it's also very exciting and very inviting. We hope  
22 that by November -- by the end of November we'll be  
23 painting then December and January implementing the rest  
24 of the plan and -- well, probably into February. We hope  
25 by the end of February we will be presenting a finished

Page 71

1 product to the community. And it's very exciting.  
2 **MR. MARQUEZ:** Jannie, you and your group have  
3 done a fantastic job. You know, it's funny, I'm  
4 listening -- it's not funny, but I'm listening and we  
5 talked millions of dollars in these board meetings,  
6 16 million in play, \$200 million of projects, you know,  
7 and here for a small amount of money relatively, it's not  
8 small, but relatively.  
9 You know, I met our friend Kurtis Dawson from  
10 the YMCA down there for lunch at LaCo. And embarrassingly  
11 being a Rio Nuevo board member, I had never to LaCo and --  
12 **MS. COX:** Shame on you.  
13 **MR. MARQUEZ:** I know, shame on me. But I  
14 parked -- it was easy to park. I walked into Dandelion,  
15 which is in the duplex at El Presidio at the Presidio and  
16 had a delicious -- I don't know what the hell it was. It  
17 was like a cinnamon roll with blue berries or something.  
18 It was so good. Then I walked to Washing Street and you  
19 all have shut down Washing Street.  
20 **MS. COX:** Absolutely. Permanently.  
21 **MR. MARQUEZ:** Yeah. There were benches with  
22 shade and it was packed with locals, especially some  
23 police officers were there and they were eating at Ceres  
24 and it was packed. And the activation can happen with  
25 seats, shade, paint --

Page 72

1 **MS. COX:** If you want to see, I do have these  
2 slides that I could show you of the -- of Washington  
3 Street in our plans for that.  
4 **MR. MARQUEZ:** I think you have to show the  
5 slides.  
6 **MS. COX:** Okay.  
7 **MR. MARQUEZ:** I think you have to.  
8 **MS. COX:** I'm going to show you one slide, so  
9 give me just a moment to find them. I'm going to find --  
10 **MR. MARQUEZ:** Hey, Chris, tell us a story while  
11 she's looking.  
12 **MS. COX:** I'm trying to share my -- I thought I  
13 shared my screen. Did I?  
14 **MR. SHEAFE:** Not quite yet. You're getting  
15 there. Go to the bottom and pick up the shared screen  
16 icon.  
17 **MS. COX:** I did that once. Now I need to close  
18 out this slide and go do that again.  
19 Shared screen. I've got it. Okay. Open  
20 system preferences?  
21 (Discussion off the record)  
22 **MS. COX:** Okay. Then let me just tell you  
23 quickly. Sorry I wasn't able to do that. I've never done  
24 that.  
25 We -- if you imagine Washington Street standing

Page 73

1 on the south side, starting on the left, there will be  
2 little eateries, different kinds, one that was for five  
3 people, one for three people, one's for six people, and  
4 they will be positioned along the south side of the  
5 street. They will have roofs and lights and they're  
6 really beautiful. And then the paint treatment will be  
7 covering the entire street of Washington because it's  
8 closed.

9 On the north side of the street, we have to  
10 keep everything temporary, because although the street is  
11 closed, the fire trucks still have the responsibility to  
12 address an emergency in there, so everything on the north  
13 side of Washing will be quickly moveable. Within 15  
14 minutes we have to remove it all, so it will be tables and  
15 chairs and umbrellas. There will be a standup bar in  
16 front of Ceres and another one across the street in front  
17 of La Cocina. And it's really beautiful, lights, shade,  
18 lots of places for people to gather.

19 And just left of the middle is something really  
20 special. It will be a children's play area. So mom and  
21 dad can be on either side at a table, in a booth at the  
22 standup bar and kids can be playing in the middle away  
23 from both of the streets.

24 And a lot of the decisions there will be made  
25 by Jo Schneider and her family. They especially requested

Page 74

1 this children's play area. I know you all know that Jo  
2 lost her grandson Jackie at the beginning of the year, he  
3 was two years old, and it broke the hearts of the entire  
4 family and they're -- they want to do something in  
5 Jackie's memory, so there's going to be a beautiful  
6 children's play area right in the middle of all of this.

7 **MR. MARQUEZ:** Very nice.

8 **MS. COX:** Yes, it's very nice. And in front of  
9 the Presidio Museum will be an 8 by 30 foot park lit  
10 raised platform with sides and a roof and -- and another  
11 little streetery in front of the Dandelion Cafe and  
12 beautiful treatments throughout the entire project, so a  
13 place where people will want -- they'll be drawn in by the  
14 color and the light and the shade and they will want to  
15 linger there, and it's going to be a beautiful thing for  
16 the neighborhood.

17 **MR. MARQUEZ:** Very cool.

18 **MS. COX:** That's it. Thank you.

19 **MR. MARQUEZ:** You had the longest presentation  
20 of anyone we've talked to today. You did great.

21 **MS. COX:** The longest time that you've ever had  
22 to listen to me.

23 **CHAIRMAN McCUSKER:** You can see her passion  
24 about this. It is better, quicker, cheaper. You know,  
25 this came out of the vision of the Project for Public

Page 75

1 Spaces. It took a while to get the city to engage, but  
2 they're all in now. A lot of this is in the right of way.  
3 You can't make changes to a city without engaging into the  
4 right of ways. I think this is a great demonstration  
5 project for what could occur in and around downtown. It  
6 makes it all walkable.

7 We've surprised ourselves with the number of  
8 people that want to eat downtown outside. Even in today's  
9 weather, we have a number of people that are sitting in  
10 patios. So you are changing the culture or changing the  
11 walkability of this and I don't think this was ever Rio  
12 Nuevo's intent, you know, but I think it demonstrates how  
13 eclectic we can be as an organization.

14 And, Jannie, you're driving the train, so it  
15 wouldn't have happened without you for a moment.

16 That brings us to Shane.

17 Thank you for hanging in there, Shane.

18 Not only has the Tucson food culture elevated,  
19 but I think Tucson food journalism has elevated in  
20 response to that. And I've been a big fan of Tucson  
21 Foodie for years. We now are a partner with them. Shane  
22 is helping us focus and drive people to our downtown  
23 establishments. And I know you've got a brief  
24 presentation, Shane, too, of things that are coming up for  
25 you and your connectivity to downtown, so welcome to Rio

Page 76

1 Nuevo.

2 **MR. REISER:** Thanks for having me. I  
3 appreciate the time.

4 Jannie, I've been looking for someone to thank  
5 for that Washington Street activation. If you're behind  
6 it, thank you. I think it's --

7 **MS. COX:** Well, there are a lot of other people  
8 who were very involved in that, but we are -- and that  
9 happened during time we were dormant.

10 **MR. REISER:** Yeah. It's really cool. I think  
11 we need more pedestrian (inaudible) and stuff.

12 Hi, Brandi.

13 Well, I acquired Tucson Foodie about a year  
14 ago, also just a super fan of Tucson Foodie like Fletcher.  
15 By the way, I think I'm only going to talk for about five  
16 minutes here or less.

17 When I took over about a year ago, I defined a  
18 new set of mission statements, including things like  
19 supporting the local restaurant scene, our local economic,  
20 I have a background in economic development myself,  
21 helping Tucson step into its growing reputation as a  
22 foodie destination, and the higher level mission is to  
23 bring people together over a shared love of food.

24 And to that end, we've done a few things here.  
25 We've expanded --

Page 77

1           Where's that magic button.  
 2           We've expanded our audience in the time that  
 3 been running Tucson Foodie. About a little over a quarter  
 4 of the population now looks at our website every month.  
 5 We've grown our social media following to about a quarter  
 6 million people across all of our channels and our e-mail  
 7 subscriber list has doubled. And we've launched some  
 8 membership clubs, so the team and I have done a lot of  
 9 work kind of transforming Tucson Foodie into not just a  
 10 media company anymore but a -- a club.  
 11           So we've got a few ways people can kind of plug  
 12 in. They can support us, of course. We took the payroll  
 13 down making all of our content free, and we've also  
 14 launched an insider club and a Tucson Foodie passport,  
 15 which is kind of new. So for 20 bucks a month, people get  
 16 massive discounts to not just the events that we run but  
 17 also to events from our partners. And we've signed  
 18 strategic partnerships over the last just month or so with  
 19 the likes of Tucson Originals, et cetera, and all the  
 20 eventualities that we produce as well, so trying to just  
 21 bring the foodie communities together. We give them VIP  
 22 upgrades and all kinds of stuff like that, too, we also  
 23 throw like a dinner once a month at restaurants around  
 24 town. And then we launched the Foodie passports, which  
 25 gets you now over \$3,400 in vouchers to locally owned

Page 79

1 that Tucson Foodie audience or that megaphone to bear on  
 2 great events like Restaurant Week. Ever city needs a  
 3 restaurant week. It made a huge impact.  
 4           We also took over the Tucson Craft Beer Crawl.  
 5 You all sponsored it. We appreciate it. It was the  
 6 biggest in attendance ever, had a nice little economic  
 7 impact. We're going to do that again every year.  
 8           Here's how we're -- what we're proposing to Rio  
 9 Nuevo in terms of supporting the next 12 months of our  
 10 events. We've got the next vegan night market coming up.  
 11 That is now a huge event, which, again, is surprising to  
 12 me, but a massive vegan community in town, Restaurant  
 13 Week, of course.  
 14           And then a really exciting festival is in the  
 15 works in partnership with Dr. Andrew Weil, his Center for  
 16 Integrated Medicine at the University of Arizona and Visit  
 17 Tucson, and that is a wellness festival. We're looking at  
 18 March. We're in the stages right now of lining up  
 19 celebrities that Dr. Andrew Weil is friends with, you  
 20 know, like kind of world famous chefs, people in the  
 21 nutrition space to come down and speak and do, you know,  
 22 classes and cook and do activations and do dinners.  
 23           And the goal there is nothing short -- and, you  
 24 know, this really came out of a conversation with Felipe  
 25 at Visit Tucson, is to try to launch a festival, and this

Page 78

1 restaurants across the city with a heavy downtown focus  
 2 for sure for 299.  
 3           And we've been getting into events in a big  
 4 way. I have a background running festivals and events,  
 5 and with a mission to bring people together over a show of  
 6 the food. Events are important. We've acquired a few  
 7 events. This is a lineup of events over the next 12  
 8 months or so. We've got Restaurant Week coming up. We  
 9 took that over last year. We doubled the size of that.  
 10 There was 50 restaurants participating the year before,  
 11 over 100 participated last year, hoping to grow that  
 12 again.  
 13           We ran a very successful event that was a  
 14 surprise for us. We did a vegan night market at Owls  
 15 Club. We expected 250 people and 1,200 people showed up,  
 16 so we're expanding that across the street into the  
 17 Children's Museum lawn on the south and west side of that,  
 18 next one on September 2nd, and we've got a bunch other  
 19 stuff planned.  
 20           Here are some performance stuff on Restaurant  
 21 Week just to show some of the big, fancy green numbers in  
 22 terms of just how many people, you know, became aware of  
 23 Restaurant Week. And how all of our marketing focused on  
 24 out of town made a difference. We had a lot of visitors.  
 25 A lot of people came and stayed. So, you know, bringing

Page 80

1 is something, you know, Felipe is always asking for,  
 2 everybody for, but to try to launch something that has the  
 3 potential to be as big as the gem show. And Dr. Andrew  
 4 Weil has been -- he literal wrote a manifesto like 20  
 5 years ago on how Tucson should be the capital in the  
 6 country on wellness. So we're putting together a really  
 7 awesome festival there. It's going to be a huge  
 8 activation downtown, probably at the convention center.  
 9 Felipe is really pushing for that.  
 10           **MS. COX:** So are we by the way.  
 11           **MR. REISER:** What did you say?  
 12           **MS. COX:** So are we by the way pushing for the  
 13 TCC.  
 14           **MR. REISER:** Yeah, for sure. I think we're  
 15 going to activate the parking lot in a big way and inside,  
 16 so -- and also various other venues downtown.  
 17           And that thing on the right is just an  
 18 expansion that goes beyond events. So, for example, we  
 19 launched interactive guides on Tucson Foodie. These are  
 20 beautiful guides with maps that are interactive. You  
 21 scroll on the left and the map moves around. You click on  
 22 the map and the lists on the left scrolls. It's really  
 23 mobile friendly. You all are sponsoring the downtown  
 24 guide that we put together.  
 25           And we are about to launch -- I don't know if

Page 81

1 you all are -- you know, if you ever look at eater.com or  
2 The infatuation or some of the other bigger kind of food  
3 media companies across the country, embedded in their  
4 articles are little boxes with additional information  
5 about the restaurants.  
6 And to the extent that any restaurant is within  
7 the tax incentive district, you know, we're going to  
8 market as such and put some of that Rio Nuevo -- sweet Rio  
9 Nuevo branding all over Tucson Foodie as it turns out.  
10 We're going to do the same with the City of Gastronomy  
11 designation and it's going to look like that, and we did a  
12 little impact calculator on what those events are going to  
13 bring. And I won't make you stare at that, but that's it.  
14 We're looking forward to continued support. Let me know  
15 what else we can do to help:  
16 **MR. MARQUEZ:** Thank you for the presentation.  
17 It would be kind of cool on your map if you had an overlay  
18 of the Rio Nuevo District so we could know which  
19 restaurants are in the Rio Nuevo District just because  
20 we're Rio Nuevo.  
21 And, secondly, Dr. Andrew Weil obviously is  
22 very well connected with the University of Arizona, so if  
23 you did have a University of Arizona preference by Dr.  
24 Andrew Weil, it would be nice if there was a connection  
25 between downtown and the U of A, which could be the

Page 82

1 streetcar, and there could be a Tucson Foodie wrapped  
2 streetcar, et cetera, bringing people back and forth to  
3 the festival.  
4 **MR. REISER:** That's a great idea. Thank you.  
5 Yeah, I connected with Chef Obey at the university and he  
6 gave me permission to do something that no one else has  
7 done, which is to allow restaurants to serve and sell food  
8 on campus on the mall.  
9 **MR. MARQUEZ:** Cool, very cool.  
10 **MR. REISER:** So yeah, it will bring a little  
11 taste of Tucson to campus, maybe do an activation of a  
12 streetcar downtown. That's a great idea.  
13 **MR. MARQUEZ:** Yeah. We had Louie's Lower Level  
14 when we were at U of A, but you've come a long way, baby.  
15 Fletcher, you're muted.  
16 **CHAIRMAN McCUSKER:** Because I haven't said  
17 anything.  
18 Dan, do you have the spreadsheet that shows  
19 where our money comes from? Is that handy for you? It  
20 would be interesting given all this conversation what our  
21 restaurant, food and beverage revenue is trending.  
22 **MR. MEYERS:** I can pull it up fairly quickly, I  
23 think.  
24 **CHAIRMAN McCUSKER:** Let's see if you can. I  
25 think it's -- it's indicative of this conversation and it

Page 83

1 shows the rich rewards we're receiving. Clearly food,  
2 beverage revenue is our leading source of revenue. I  
3 think it's now overtaken retail. And you have to remember  
4 10 years ago none of this existed. You know, there was a  
5 couple of restaurants downtown and, you know, I think  
6 there's approaching 80 now. And when you look at what's  
7 happening on Broadway, it's another potentially 40  
8 restaurants. There's stuff developing on the east side  
9 now, too, all the way out to Wilmot.  
10 And I think, Shane, you're right. I think  
11 there is an opportunity for Tucson to be viewed like a New  
12 Orleans or a -- you know, a Memphis or, you know, a food  
13 destination. And it's unique to Tucson. You know, you  
14 mentioned Restaurant Week, but it's the Sonoran Restaurant  
15 Week. It's, you know, not a taste of Laguna Beach, it's,  
16 you know, indigenous to us. And I think that's what the  
17 City of Gastronomy brings and your attention to that and  
18 the people that we have working for us.  
19 Other chefs are noticing. You know, when I  
20 travel, and you know I travel a lot, when I mention people  
21 that were from Tucson and their chefs, the typical  
22 response is I want to open a restaurant there, you know,  
23 I'm ready to come to Tucson, I think you're the next food  
24 scene not only maybe in America but in -- in the world.  
25 And it's remarkable to me. And it's this, you know,

Page 84

1 contagious environment that, you know, people like you and  
2 others are contributing to.  
3 So you've become an important resource to the  
4 city, I think, the connectivity you've created to Rio  
5 Nuevo.  
6 And Dan's about to reveal to us how that's  
7 paying economically.  
8 **MR. MEYERS:** Right. So just in this -- so far  
9 in this calendar year, you know, January we had like  
10 \$820,000 from restaurants and bars. And, you know, after  
11 the snowbirds are gone in May, we're at 945, so it's  
12 obviously turning upwards.  
13 You know, one thing in here, we never really  
14 shared how many people are (inaudible), but, you know,  
15 typically I think we could expect things to slow down when  
16 May, June and July hit. And it looks to me like --  
17 **CHAIRMAN McCUSKER:** You're 20 percent higher,  
18 yeah.  
19 **MR. MEYERS:** Yeah.  
20 **CHAIRMAN McCUSKER:** We wish you continued  
21 success. We're happy to be your partner. You've got some  
22 other ideas, I know that we might collaborate with you on  
23 and you know how for reach us.  
24 So that's everything on my agenda. Thank you  
25 for the updates.

1 Mike, thanks for calling in.  
2 Without any other comment, I just need a motion  
3 to adjourn.  
4 **MS. COX:** So moved.  
5 **MR. MARQUEZ:** Second.  
6 **CHAIRMAN McCUSKER:** All in favor say aye.  
7 (Motion made, seconded and passed unanimously).  
8 (3:37 p.m.)  
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	<b>accept (2)</b> 46:13,16	51:2;57:5;61:14;81:4	29:22	<b>anyways (1)</b> 18:1
<b>\$</b>	<b>access (1)</b> 60:8	<b>additionally (1)</b> 62:6	<b>alluded (2)</b> 19:9;23:24	<b>apologies (1)</b> 41:24
<b>\$1.2 (1)</b> 5:17	<b>accessibility (1)</b> 50:18	<b>additions (1)</b> 25:16	<b>almost (8)</b> 13:2,13;39:22,22; 42:12;56:4;63:10; 69:19	<b>applied (4)</b> 57:24;58:12,16; 60:14
<b>\$1.5 (1)</b> 6:19	<b>accidental (1)</b> 20:16	<b>address (2)</b> 22:19;73:12	<b>along (11)</b> 12:3,12;14:17;29:16; 42:5;43:20;56:19; 57:19;66:19;70:16; 73:4	<b>apply (1)</b> 60:11
<b>\$1.633 (1)</b> 5:16	<b>accomplished (1)</b> 47:21	<b>addressing (1)</b> 43:20	<b>Although (4)</b> 54:5;55:15;56:17; 73:10	<b>appreciate (4)</b> 48:17;49:9;76:3; 79:5
<b>\$13.2 (1)</b> 6:15	<b>accurate (2)</b> 24:25;28:8	<b>adjoin (1)</b> 85:3	<b>always (6)</b> 4:8;7:14,16;18:1; 21:20;80:1	<b>appreciated (1)</b> 38:18
<b>\$14.3 (2)</b> 6:7,15	<b>achieve (1)</b> 16:15	<b>adjourns (1)</b> 48:6	<b>amazed (2)</b> 7:14,16	<b>approach (1)</b> 21:10
<b>\$150,000 (4)</b> 40:21;43:16;44:2,4	<b>acknowledge (1)</b> 22:19	<b>Administrative (1)</b> 2:9	<b>amazing (3)</b> 7:15;49:8;67:16	<b>approaching (1)</b> 83:6
<b>\$16.2 (1)</b> 6:13	<b>acquire (1)</b> 52:10	<b>affects (1)</b> 26:5	<b>ambassador (1)</b> 61:18	<b>appropriate (1)</b> 8:24
<b>\$2.4 (1)</b> 6:5	<b>acquired (2)</b> 76:13;78:6	<b>afternoon (1)</b> 3:1	<b>amend (2)</b> 46:17,21	<b>approval (2)</b> 23:17;26:9
<b>\$200 (1)</b> 71:6	<b>acre (1)</b> 12:18	<b>afterwards (1)</b> 56:22	<b>amendment (4)</b> 45:22;46:13,19,23	<b>approve (10)</b> 3:25;22:11,20;29:6, 9,11,21;43:11;46:15; 70:6
<b>\$22 (1)</b> 32:3	<b>across (7)</b> 16:12,19;73:16;77:6; 78:1,16;81:3	<b>Again (28)</b> 5:16,16;6:17;17:1, 10;19:3;21:11;22:7; 24:3;26:17;42:20; 44:10;54:25;55:11; 57:1,17;58:21;59:4,6; 60:15;61:3;62:21;63:2; 66:7;72:18;78:12;79:7, 11	<b>amenities (1)</b> 18:12	<b>approved (3)</b> 10:18;20:7;35:8
<b>\$3 (1)</b> 6:13	<b>acted (1)</b> 26:25	<b>against (1)</b> 19:15	<b>amenitized (1)</b> 17:4	<b>approving (1)</b> 22:14
<b>\$3,400 (1)</b> 77:25	<b>action (6)</b> 8:21;28:11;39:11; 47:24;48:4;54:5	<b>agenda (5)</b> 4:12;22:9;23:25; 47:25;84:24	<b>amenity (1)</b> 14:13	<b>approximately (5)</b> 63:7,17,18;65:10,13
<b>\$3.6 (1)</b> 6:4	<b>activate (3)</b> 62:15;68:3;80:15	<b>ago (12)</b> 18:25;21:15;27:16; 37:22;45:17;59:7; 64:23;69:12;76:14,17; 80:5;83:4	<b>America (1)</b> 83:24	<b>April (3)</b> 6:22;68:25;69:5
<b>\$300,000 (2)</b> 25:10;39:14	<b>activation (5)</b> 66:22;71:24;76:5; 80:8;82:11	<b>agree (2)</b> 46:22;61:15	<b>amount (4)</b> 27:24;34:23;38:2; 71:7	<b>architect (2)</b> 69:14;70:4
<b>\$47 (1)</b> 32:2	<b>activations (1)</b> 79:22	<b>agreement (13)</b> 10:2,19;19:17;20:7; 26:12;36:25;43:19; 45:11,24;49:11;53:22; 54:10;63:8	<b>amenitized (1)</b> 50:18	<b>architects (2)</b> 34:2;64:3
<b>\$700,000 (1)</b> 39:25	<b>activity (1)</b> 16:16	<b>agricultural (1)</b> 50:9	<b>ANADRANISTAKIS (7)</b> 49:4;54:1;64:15; 65:7;66:24;67:4,19	<b>area (10)</b> 10:7;17:15;19:14; 58:3,7;69:15;70:17; 73:20;74:1,6
<b>\$8.3 (1)</b> 6:3	<b>actual (6)</b> 28:21;35:6,15;40:3, 6,7	<b>ahead (11)</b> 9:12,21;12:2,7;25:5; 33:21;34:3;39:7;41:23; 44:15;56:4	<b>analysis (10)</b> 8:25;19:19;20:8; 22:5,23;23:2;28:12; 29:12,20;30:18	<b>Arizona (4)</b> 2:19;79:16;81:22,23
<b>\$820,000 (1)</b> 84:10	<b>actually (19)</b> 17:20;18:24;23:14; 25:6;27:3;28:14;32:13; 36:10,23;37:2,2,6; 40:2;41:10;42:25; 43:17;46:9;67:24; 68:24	<b>Alameda (1)</b> 68:15	<b>analyst (1)</b> 23:1	<b>around (17)</b> 6:19;7:4;8:12;16:17; 21:20;28:17;32:15; 48:7,8;51:13;59:25; 65:2;70:13,15;75:5; 77:23;80:21
<b>\$9.2 (1)</b> 6:1	<b>adapive (1)</b> 50:6	<b>Allegiance (1)</b> 3:7	<b>amplify (1)</b> 50:18	<b>art (3)</b> 51:20;68:8,16
<b>/</b>	<b>add (4)</b> 18:23;19:22;28:24; 46:11	<b>allow (3)</b> 29:18;54:13;82:7	<b>ANADRANISTAKIS (7)</b> 49:4;54:1;64:15; 65:7;66:24;67:4,19	<b>articles (1)</b> 81:4
<b>/// (4)</b> 2:22,23,24,25	<b>added (1)</b> 69:8	<b>allowing (1)</b> 9:20	<b>amount (4)</b> 27:24;34:23;38:2; 71:7	<b>artist (1)</b> 63:15
<b>A</b>	<b>adding (1)</b> 13:12	<b>allows (5)</b> 10:8;12:19;17:25,25;	<b>and/or (1)</b> 42:10	<b>ascent (1)</b> 48:20
<b>abatement (1)</b> 23:23	<b>addition (4)</b> 24:1;39:10;56:3; 58:2		<b>Andrew (5)</b> 79:15,19;80:3;81:21, 24	<b>aside (1)</b> 4:6
<b>ability (1)</b> 9:10	<b>additional (7)</b> 17:14;32:24;44:2;		<b>angle (1)</b> 17:22	<b>aspect (1)</b> 15:12
<b>able (13)</b> 10:2;17:7;18:17; 23:17;40:13,18;52:2,3; 57:21;58:17,24;70:5; 72:23			<b>animals (1)</b> 55:22	<b>aspects (3)</b>
<b>above (2)</b> 16:22;41:15			<b>announce (1)</b> 61:6	
<b>absolutely (5)</b> 35:23;59:13;62:8; 63:3;71:20			<b>anymore (1)</b> 77:10	



35:24;62:25;64:6 <b>assemblage (1)</b> 12:15 <b>assessment (1)</b> 55:24 <b>assist (1)</b> 63:12 <b>assistance (1)</b> 31:22 <b>associated (1)</b> 56:20 <b>Association (1)</b> 69:21 <b>assume (2)</b> 28:10;45:9 <b>assuming (1)</b> 11:13 <b>assure (1)</b> 22:15 <b>assured (1)</b> 22:10 <b>astronomical (1)</b> 34:15 <b>attendance (1)</b> 79:6 <b>attendee (1)</b> 20:12 <b>attendees (1)</b> 5:11 <b>attention (3)</b> 66:20;68:5;83:17 <b>attorneys (2)</b> 30:1;45:11 <b>audience (5)</b> 50:20,21;67:24;77:2; 79:1 <b>August (2)</b> 69:19,23 <b>authorization (1)</b> 19:20 <b>authorize (6)</b> 11:4;20:4;29:25; 40:15,21;46:14 <b>authorized (1)</b> 45:18 <b>authorizing (1)</b> 30:17 <b>average (1)</b> 5:20 <b>award (1)</b> 42:10 <b>aware (1)</b> 78:22 <b>away (2)</b> 49:3;73:22 <b>Awesome (2)</b> 47:15;80:7 <b>aye (14)</b> 4:3,16;5:2;31:5,7,9, 11,13;47:4,6,8,10,14; 85:6	<b>B</b>	53:19;57:6 <b>became (2)</b> 10:21;78:22 <b>become (4)</b> 32:16;64:18,24;84:3 <b>beer (2)</b> 51:16;79:4 <b>began (1)</b> 60:10 <b>beginning (3)</b> 48:25;65:2;74:2 <b>beginnings (1)</b> 10:13 <b>behind (2)</b> 55:8;76:5 <b>benches (1)</b> 71:21 <b>benefit (11)</b> 5:9;7:25;8:25;22:4, 23;23:1;26:9;29:12,20; 30:18;45:11 <b>berries (1)</b> 71:17 <b>best (2)</b> 51:23;67:5 <b>better (3)</b> 21:19;58:12;74:24 <b>beverage (4)</b> 15:6,9;82:21;83:2 <b>beyond (2)</b> 29:11;80:18 <b>bid (1)</b> 40:11 <b>bids (2)</b> 41:12;43:14 <b>big (11)</b> 7:20;17:1;21:14; 26:19;39:20,21;75:20; 78:3,21;80:3,15 <b>bigger (4)</b> 18:24;41:6,12;81:2 <b>biggest (2)</b> 27:16;79:6 <b>bikes (2)</b> 16:9,19 <b>Bill (1)</b> 35:3 <b>bit (16)</b> 6:10;7:8;15:7,25; 18:2,11;25:15,17,23; 27:18;28:19,19;30:21; 42:18;49:17;65:4 <b>BLACKMAN (17)</b> 3:9,11,13,15;31:4,6, 8,10,12;33:4;34:4,7; 47:3,5,7,9,13 <b>block (8)</b> 8:11;10:9;48:2,23; 52:20;53:11,17;60:16 <b>blocking (1)</b> 21:22 <b>blue (1)</b> 71:17	<b>blueprints (1)</b> 35:8 <b>BOARD (19)</b> 2:1,10,11,16;8:9,21; 9:7;19:13;26:25;29:23; 42:8;49:6;54:2,5; 66:16;67:16;68:25; 71:5,11 <b>boarded (1)</b> 60:5 <b>boat (1)</b> 42:13 <b>booth (1)</b> 73:21 <b>booths (2)</b> 35:13;44:20 <b>both (12)</b> 8:8;15:4;17:23; 19:15;52:5;53:18;57:1; 59:14;60:22;63:23; 67:1;73:23 <b>bottles (1)</b> 40:6 <b>bottom (1)</b> 72:15 <b>bounded (1)</b> 68:14 <b>box (1)</b> 7:20 <b>boxes (1)</b> 81:4 <b>brand (1)</b> 63:16 <b>Brandi (8)</b> 2:9;3:3,8;31:2;33:2, 20;47:2;76:12 <b>branding (2)</b> 14:12;81:9 <b>breakdown (1)</b> 18:14 <b>Brevaire (1)</b> 63:14 <b>bridges (1)</b> 41:3 <b>Bridgette (1)</b> 20:13 <b>bridging (1)</b> 41:5 <b>brief (1)</b> 75:23 <b>briefly (1)</b> 68:3 <b>bring (14)</b> 7:11;13:5;14:18; 43:11;51:12;64:9;66:6; 67:5;68:5;76:23;77:21; 78:5;81:13;82:10 <b>bringing (2)</b> 78:25;82:2 <b>brings (4)</b> 53:20;69:8;75:16; 83:17 <b>Broadway (10)</b>	8:12;16:5,10,16,20; 19:15;50:6;52:19;53:2; 83:7 <b>broke (3)</b> 18:19,19;74:3 <b>brought (8)</b> 13:4;56:24;59:11; 64:21;65:3,21;66:3; 69:6 <b>bucks (3)</b> 27:11;32:2;77:15 <b>budget (5)</b> 24:22;34:13,21,22; 36:5 <b>budgeting (1)</b> 5:17 <b>Budgets (1)</b> 32:23 <b>building (7)</b> 17:12;28:21;36:7; 45:2;51:24;68:19,20 <b>built (2)</b> 29:5;61:11 <b>bump (1)</b> 70:13 <b>bumped (1)</b> 5:18 <b>bunch (5)</b> 5:6;10:5;17:2;24:13; 78:18 <b>Bungalow (10)</b> 48:2,9,23;52:20; 54:13,15,17;60:16; 62:4,5 <b>bungalows (37)</b> 50:3,5;51:3,19,19, 21;52:9,14,21,22; 53:18;54:12;55:1,6,10, 14;56:6,7,13;57:3,7; 58:2,13,19,25;59:1,21; 60:1,4,6,7,12;61:10; 63:7;64:7,14;66:19 <b>bunny (1)</b> 26:17 <b>burning (1)</b> 20:17 <b>bus (1)</b> 16:10 <b>business (5)</b> 3:20,22;12:11,17; 15:5 <b>businesses (2)</b> 52:15,16 <b>button (1)</b> 77:1 <b>buttoned (1)</b> 26:14 <b>buy (1)</b> 31:25 <b>buying (2)</b> 32:2;37:9
---	----------	--	--	---

C				
<p><b>cabinets (1)</b> 57:11</p> <p><b>Cafe (2)</b> 68:18;74:11</p> <p><b>calculator (1)</b> 81:12</p> <p><b>calendar (2)</b> 27:1;84:9</p> <p><b>call (6)</b> 3:8;5:8,9;31:3;45:8; 47:1</p> <p><b>called (2)</b> 43:23;68:17</p> <p><b>calling (1)</b> 85:1</p> <p><b>calmer (1)</b> 42:18</p> <p><b>came (6)</b> 18:25;26:12;68:23; 74:25;78:25;79:24</p> <p><b>campus (2)</b> 82:8,11</p> <p><b>can (78)</b> 3:20;4:10,10;9:4,11, 12;11:21;12:3;13:11; 14:8;15:12,20,21; 16:23;17:1,8,14,19; 18:1,5;21:1;22:3,15, 19;23:5;24:16;25:4; 28:2;31:18;32:14,15; 33:1,20,22,22;34:18; 37:1;38:17;39:11; 40:21;41:8;43:15; 45:21;46:25;47:20; 48:6,7;49:14;52:9,12; 53:24;54:15,16,21; 55:4,15,17;56:6,12; 57:1,25;58:18;59:1; 60:20;66:16;67:13,15; 68:1;71:24;73:21,22; 74:23;75:13;77:11,12; 81:15;82:22,24</p> <p><b>cap (2)</b> 24:19;25:21</p> <p><b>capacity (2)</b> 13:4,18</p> <p><b>capital (17)</b> 12:16;13:22;14:4; 21:24;22:9;25:22; 26:21;36:12,15,19; 38:22;40:17;42:14,25; 66:6;70:9;80:5</p> <p><b>capitalization (1)</b> 13:24</p> <p><b>capitalizes (1)</b> 53:20</p> <p><b>car (1)</b> 16:24</p> <p><b>care (1)</b> 21:14</p>	<p><b>cars (1)</b> 16:24</p> <p><b>case (1)</b> 15:14</p> <p><b>cash (6)</b> 6:4,17,19;34:25; 37:15;46:7</p> <p><b>Casino (1)</b> 61:20</p> <p><b>casual (1)</b> 17:4</p> <p><b>Cataline (2)</b> 35:6,9</p> <p><b>catch (1)</b> 48:16</p> <p><b>cater (1)</b> 15:22</p> <p><b>catering (1)</b> 52:1</p> <p><b>caveat (1)</b> 10:12</p> <p><b>ceiling (1)</b> 41:15</p> <p><b>ceilings (1)</b> 41:19</p> <p><b>celebrities (1)</b> 79:19</p> <p><b>center (4)</b> 65:12;68:9;79:15; 80:8</p> <p><b>century (1)</b> 45:1</p> <p><b>ceremonial (1)</b> 53:1</p> <p><b>Ceres (3)</b> 68:18;71:23;73:16</p> <p><b>certain (1)</b> 22:12</p> <p><b>certainly (3)</b> 55:15;56:6;67:9</p> <p><b>Certified (1)</b> 2:19</p> <p><b>cetera (5)</b> 25:19;46:8;66:21; 77:19;82:2</p> <p><b>CFO (2)</b> 2:12;44:3</p> <p><b>Chair (1)</b> 2:2</p> <p><b>CHAIRMAN (80)</b> 3:1,5,8,16;4:3,5,16, 18,23;5:2,4;6:21,24; 8:5,7;9:5,6,24;19:9; 20:11;22:8;23:15;26:4, 8;29:3,10,15,25;30:16, 23;31:2,13,15;32:7,11; 33:6,12,15,18;34:10; 35:21;36:11,16;37:8; 39:7;40:9,24;41:2,14, 22,23;43:19;44:9,13, 22;45:7,16;46:3,9,18, 22,25;47:10,15,18,24; 48:20,23;49:15;54:2;</p>	<p>64:15;66:10;67:18,20; 74:23;82:16,24;84:17, 20;85:6</p> <p><b>Chairman's (1)</b> 10:24</p> <p><b>Chairmen (1)</b> 24:1</p> <p><b>chairs (1)</b> 73:15</p> <p><b>challenge (2)</b> 32:23;40:9</p> <p><b>challenges (7)</b> 27:16;29:17;30:18; 54:19;55:12,21;58:8</p> <p><b>change (6)</b> 3:24;12:21;13:22; 24:14;27:12;58:17</p> <p><b>changed (3)</b> 6:9;13:22;25:14</p> <p><b>changes (10)</b> 19:10,18;25:15,19, 24;26:21;27:20;28:4; 69:16;75:3</p> <p><b>changing (5)</b> 8:4;21:7;25:12; 75:10,10</p> <p><b>channels (1)</b> 77:6</p> <p><b>Charro (1)</b> 68:20</p> <p><b>chat (1)</b> 20:15</p> <p><b>cheaper (1)</b> 74:24</p> <p><b>check (1)</b> 45:18</p> <p><b>chef (8)</b> 51:9,13;61:7,21; 63:9,10;67:12;82:5</p> <p><b>chefs (5)</b> 52:2,3;79:20;83:19, 21</p> <p><b>chemicals (1)</b> 59:14</p> <p><b>Cherry (2)</b> 52:20;62:12</p> <p><b>children's (4)</b> 73:20;74:1,6;78:17</p> <p><b>choir (1)</b> 67:25</p> <p><b>choosing (1)</b> 58:15</p> <p><b>chosen (1)</b> 59:3</p> <p><b>Chris (13)</b> 2:4;3:9;21:17;22:1, 24;31:8;32:7;47:7; 63:9;67:8;69:12;70:19; 72:10</p> <p><b>Church (1)</b> 68:15</p> <p><b>cinnamon (1)</b> 71:17</p>	<p><b>circumstance (1)</b> 21:3</p> <p><b>cities (1)</b> 51:1</p> <p><b>City (42)</b> 2:18;10:21;11:8,11; 16:11;23:18,22;24:6,7, 8,13;31:23;35:8;41:20; 48:2;50:8,14,16,19,20, 23;51:5,6,9,13;62:24; 64:25;65:23;67:12,15; 69:22,23,24;70:4,5; 75:1,3;78:1;79:2; 81:10;83:17;84:4</p> <p><b>city-owned (1)</b> 10:5</p> <p><b>city-required (1)</b> 10:14</p> <p><b>city's (1)</b> 28:17</p> <p><b>clarify (1)</b> 45:9</p> <p><b>class (1)</b> 65:23</p> <p><b>classes (2)</b> 52:3;79:22</p> <p><b>clean (5)</b> 56:1;57:25;58:6; 59:3;66:21</p> <p><b>cleaned (2)</b> 58:7;59:20</p> <p><b>cleaner (3)</b> 43:3;59:23;60:12</p> <p><b>cleaning (1)</b> 56:23</p> <p><b>cleanup (2)</b> 55:22;57:2</p> <p><b>cleared (1)</b> 60:15</p> <p><b>clearly (2)</b> 20:1;83:1</p> <p><b>click (1)</b> 80:21</p> <p><b>clients (1)</b> 56:11</p> <p><b>close (4)</b> 25:25;28:5;33:25; 72:17</p> <p><b>closed (4)</b> 13:1,10;73:8,11</p> <p><b>closer (3)</b> 13:19;36:6;38:9</p> <p><b>closest (3)</b> 54:16,17;62:5</p> <p><b>closing (3)</b> 10:20;44:16;64:8</p> <p><b>club (4)</b> 15:13;77:10,14; 78:15</p> <p><b>clubs (1)</b> 77:8</p> <p><b>Cocina (2)</b> 68:17;73:17</p>	<p><b>code (1)</b> 62:20</p> <p><b>co-deliver (1)</b> 15:21</p> <p><b>coffee (5)</b> 13:18;17:8;53:7; 62:2,3</p> <p><b>coined (1)</b> 15:10</p> <p><b>collaborate (2)</b> 62:25;84:22</p> <p><b>collaboration (1)</b> 59:16</p> <p><b>collaborator (1)</b> 61:17</p> <p><b>colleagues (1)</b> 9:1</p> <p><b>Collective (6)</b> 49:10;50:3,4,14; 59:12;63:15</p> <p><b>collectively (2)</b> 25:9;65:1</p> <p><b>Collins (4)</b> 2:10;39:12;45:23; 46:4</p> <p><b>color (3)</b> 58:17;68:8;74:14</p> <p><b>colors (4)</b> 58:15;59:2;60:9; 70:14</p> <p><b>combination (1)</b> 51:18</p> <p><b>comfortable (1)</b> 28:8</p> <p><b>coming (9)</b> 5:11;7:6;8:14;17:7; 21:4;25:14;75:24;78:8; 79:10</p> <p><b>commencing (1)</b> 2:21</p> <p><b>comment (4)</b> 23:13;42:7,8;85:2</p> <p><b>commercial (8)</b> 16:12;17:14;25:17; 52:1,5,23;53:10;63:11</p> <p><b>commitment (1)</b> 19:14</p> <p><b>commitments (2)</b> 6:9;27:8</p> <p><b>committed (6)</b> 8:16,17;22:17;27:22, 22;28:2</p> <p><b>committee (2)</b> 25:19;26:2</p> <p><b>communicate (1)</b> 61:16</p> <p><b>communicated (1)</b> 56:18</p> <p><b>communication (1)</b> 70:3</p> <p><b>communities (2)</b> 56:15;77:21</p> <p><b>community (7)</b></p>

<p>10:10;15:23;50:5; 65:20;69:3;71:1;79:12 <b>companies (2)</b> 41:13;81:3 <b>company (1)</b> 77:10 <b>compatible (1)</b> 52:16 <b>compete (1)</b> 61:19 <b>complementary (1)</b> 52:15 <b>complete (6)</b> 23:1;30:1,13;41:10; 58:6;62:23 <b>completed (5)</b> 13:2;56:1,4;61:3; 63:19 <b>complex (1)</b> 12:15 <b>comply (1)</b> 24:9 <b>component (7)</b> 14:21;15:8,14,15; 18:10;24:14;27:10 <b>components (1)</b> 37:6 <b>comprehensively (1)</b> 56:19 <b>concept (6)</b> 17:6;19:10;24:21; 25:3;40:7;53:7 <b>concepting (2)</b> 13:6;17:3 <b>concepts (5)</b> 10:11,12,13;11:7,8 <b>conceptual (4)</b> 14:23;17:10;26:1,1 <b>conceptually (1)</b> 26:17 <b>concern (1)</b> 39:24 <b>concerned (2)</b> 16:15;65:25 <b>concerns (2)</b> 34:13;42:24 <b>condition (2)</b> 55:6;58:19 <b>conditions (2)</b> 30:17;55:19 <b>conducive (1)</b> 13:14 <b>confidence (1)</b> 27:4 <b>confident (2)</b> 13:24;70:5 <b>Congratulations (1)</b> 47:17 <b>connect (3)</b> 17:13;50:25;70:16 <b>connected (3)</b> 16:17;81:22;82:5 <b>connection (1)</b></p>	<p>81:24 <b>connection's (1)</b> 48:13 <b>connectivity (2)</b> 75:25;84:4 <b>consider (4)</b> 8:22;22:14;31:22; 69:1 <b>consistent (2)</b> 7:6;60:13 <b>consistently (2)</b> 5:21;60:17 <b>consolidation (1)</b> 10:3 <b>constantly (2)</b> 61:4;70:4 <b>construction (17)</b> 13:9,11;18:22;34:2; 36:6,12,23;38:23; 39:18,21;40:3,4,17; 42:2;61:2;64:1,6 <b>construction-wise (1)</b> 38:1 <b>contact (1)</b> 61:15 <b>contagious (1)</b> 84:1 <b>contemplated (1)</b> 10:24 <b>content (2)</b> 50:22;77:13 <b>context (1)</b> 25:9 <b>contingent (1)</b> 22:4 <b>continue (6)</b> 11:18;14:21;43:5; 60:21;62:25;66:23 <b>continued (2)</b> 81:14;84:20 <b>contracted (1)</b> 69:12 <b>contracting (1)</b> 41:12 <b>contractor (2)</b> 25:7;43:15 <b>contractors (3)</b> 35:2;56:17,18 <b>contributing (1)</b> 84:2 <b>contribution (1)</b> 10:20 <b>control (2)</b> 14:25;34:17 <b>convention (2)</b> 65:12;80:8 <b>conversation (4)</b> 39:2;79:24;82:20,25 <b>Cook (2)</b> 60:25;79:22 <b>cool (6)</b> 62:9;74:17;76:10; 81:17;82:9,9</p>	<p><b>core (2)</b> 51:7;52:20 <b>Corky (1)</b> 69:8 <b>corner (2)</b> 16:13,19 <b>coronavirus (1)</b> 8:14 <b>cost (10)</b> 6:15;18:20;25:10; 27:10;34:16;36:1;40:1, 13,17;42:19 <b>costs (10)</b> 18:20,20,21;22:25; 37:25;38:4;39:18,21; 40:12;42:2 <b>council (1)</b> 23:8 <b>Counsel (3)</b> 2:10,11;54:3 <b>countertops (1)</b> 39:17 <b>country (3)</b> 51:6;80:6;81:3 <b>county (1)</b> 70:12 <b>couple (9)</b> 6:10;11:6;18:25; 22:21;29:3;33:25;34:1; 59:7;83:5 <b>course (8)</b> 12:20;15:9;55:21,25; 58:5;62:19;77:12; 79:13 <b>courthouse (1)</b> 70:12 <b>courtyard (1)</b> 17:1 <b>courtyards (1)</b> 18:3 <b>covering (2)</b> 39:22;73:7 <b>COVID (6)</b> 12:16,20;34:13,13; 42:14;69:3 <b>Cox (29)</b> 2:5;3:11,12;4:1,14, 25;30:5,8,10;31:6,7; 47:3,4;67:24;71:12,20; 72:1,6,8,12,17,22;74:8, 18,21;76:7;80:10,12; 85:4 <b>cracks (1)</b> 56:21 <b>craft (2)</b> 18:9;79:4 <b>craftsman (1)</b> 44:23 <b>craftsmanship (1)</b> 44:25 <b>craftsmen (1)</b> 32:21 <b>crannies (1)</b></p>	<p>57:9 <b>Crawl (1)</b> 79:4 <b>crazy (1)</b> 28:18 <b>create (8)</b> 51:10,20,22,24; 54:11;60:12;62:11; 63:15 <b>created (5)</b> 8:13;52:24;68:5,22; 84:4 <b>creating (2)</b> 16:6;17:15 <b>creative (4)</b> 40:14;52:16;61:16; 70:20 <b>crossed (1)</b> 5:25 <b>culinary (1)</b> 50:10 <b>culinary-focused (1)</b> 50:4 <b>culture (3)</b> 50:13;75:10,18 <b>cultures (1)</b> 67:6 <b>cup (1)</b> 17:8 <b>curated (2)</b> 50:22;51:16 <b>current (11)</b> 5:18;33:10;49:19,23; 50:2;52:18;56:25; 57:20;58:10;59:8;63:9 <b>Currently (2)</b> 6:1;62:3 <b>cushion (1)</b> 36:8 <b>customers (1)</b> 47:22</p>	<p>13:24 <b>date (1)</b> 49:20 <b>Dawson (1)</b> 71:9 <b>day (14)</b> 2:20;31:25;37:18,18, 25;38:2,3;41:11;48:24, 25;57:21;62:3;63:11; 64:18 <b>days (4)</b> 29:23;46:2;59:7; 69:18 <b>dead (1)</b> 55:22 <b>deal (6)</b> 21:17;22:2;24:14; 26:19;33:25;46:7 <b>dealing (2)</b> 21:12,24 <b>deals (1)</b> 41:7 <b>debris (3)</b> 55:16,16;59:20 <b>debt (1)</b> 6:3 <b>December (1)</b> 70:23 <b>decided (3)</b> 13:9,10;23:24 <b>decisions (1)</b> 73:24 <b>deep (1)</b> 13:3 <b>deferred (1)</b> 6:13 <b>defined (1)</b> 76:17 <b>definitely (3)</b> 44:13;65:19,20 <b>Del (1)</b> 61:20 <b>delicious (1)</b> 71:16 <b>deliver (2)</b> 15:18;40:21 <b>delivering (1)</b> 15:19 <b>delivery (2)</b> 15:13;18:11 <b>demonstrates (1)</b> 75:12 <b>demonstration (3)</b> 51:25;53:9;75:4 <b>describe (1)</b> 22:14 <b>design (13)</b> 10:10;11:11;15:9; 24:9;25:3,18;26:2; 63:25;64:6;69:13,17; 70:6,15 <b>designation (1)</b> 81:11</p>
<b>D</b>				
			<p><b>dad (1)</b> 73:21 <b>daily (2)</b> 59:21;60:22 <b>damage (4)</b> 54:21;55:3;56:5; 58:14 <b>Dan (7)</b> 5:13;6:21;7:13;8:5; 43:3;44:3;82:18 <b>Dandelion (3)</b> 68:18;71:14;74:11 <b>Daniel (1)</b> 2:12 <b>Dan's (1)</b> 84:6 <b>dark (2)</b> 68:5,24 <b>darn (1)</b></p>	

<p><b>designed (1)</b> 15:10</p> <p><b>designs (4)</b> 63:16,17,19;69:19</p> <p><b>destination (4)</b> 64:24;65:5;76:22; 83:13</p> <p><b>destinations (1)</b> 51:4</p> <p><b>detail (1)</b> 66:20</p> <p><b>details (4)</b> 22:12;27:7;29:19; 40:2</p> <p><b>deterioration (3)</b> 54:20;55:9,23</p> <p><b>determined (1)</b> 41:15</p> <p><b>develop (2)</b> 8:11;25:10</p> <p><b>developed (4)</b> 14:13;15:3;25:25; 65:14</p> <p><b>developer (3)</b> 20:15;42:10;65:6</p> <p><b>developers (1)</b> 8:24</p> <p><b>developing (2)</b> 15:5;83:8</p> <p><b>development (13)</b> 10:1,8,19;13:4;16:2; 19:16;20:6;22:16; 26:12;52:18;64:5;66:5; 76:20</p> <p><b>developments (1)</b> 65:13</p> <p><b>Devon (4)</b> 61:7,13,15,19</p> <p><b>dialog (1)</b> 51:1</p> <p><b>difference (1)</b> 78:24</p> <p><b>differences (1)</b> 8:20</p> <p><b>different (7)</b> 8:18;16:24;20:20; 39:17;41:13;51:9;73:2</p> <p><b>dig (1)</b> 13:3</p> <p><b>digging (1)</b> 36:22</p> <p><b>digital (1)</b> 50:21</p> <p><b>dimension (1)</b> 15:9</p> <p><b>Diner (8)</b> 8:11,12;13:1,10; 14:22;15:25;17:9; 31:20</p> <p><b>diner's (1)</b> 17:19</p> <p><b>dinner (1)</b> 77:23</p>	<p><b>dinners (1)</b> 79:22</p> <p><b>direct (2)</b> 16:16;44:20</p> <p><b>direction (1)</b> 41:25</p> <p><b>directly (2)</b> 35:15,19</p> <p><b>Director (1)</b> 2:9</p> <p><b>Directors (1)</b> 2:17</p> <p><b>dirt (1)</b> 28:14</p> <p><b>disagree (1)</b> 27:20</p> <p><b>discounts (1)</b> 77:16</p> <p><b>discuss (1)</b> 10:1</p> <p><b>Discussion (1)</b> 72:21</p> <p><b>discussions (1)</b> 11:2</p> <p><b>District (8)</b> 2:18;7:3,21;68:6,10; 81:7,18,19</p> <p><b>ditches (1)</b> 36:22</p> <p><b>document (3)</b> 40:4;46:10,14</p> <p><b>documentation (1)</b> 39:1</p> <p><b>documents (3)</b> 30:2;37:4,5</p> <p><b>dollar (1)</b> 69:4</p> <p><b>dollars (3)</b> 6:17;13:15;71:5</p> <p><b>dome (3)</b> 70:12,14,15</p> <p><b>done (28)</b> 13:3,25;14:2,10,14; 25:8;26:20;28:3,7; 32:8;39:1;44:19;45:14, 25;49:7,24;56:13;57:3, 9;62:12;64:1;65:13; 70:20;71:3;72:23; 76:24;77:8;82:7</p> <p><b>doors (1)</b> 60:6</p> <p><b>DORMAN (3)</b> 49:5,16;67:11</p> <p><b>dormant (1)</b> 76:9</p> <p><b>doubled (2)</b> 77:7;78:9</p> <p><b>Doubletree (1)</b> 64:20</p> <p><b>doubling (1)</b> 27:24</p> <p><b>down (14)</b> 18:19,20;21:16;</p>	<p>26:14;27:5,15,24; 29:22;34:18;71:10,19; 77:13;79:21;84:15</p> <p><b>downtown (21)</b> 19:13,13;32:23; 41:17,18;47:19;49:7; 68:6,9,11;75:5,8,22,25; 78:1;80:8,16,23;81:25; 82:12;83:5</p> <p><b>Dr (5)</b> 79:15,19;80:3;81:21, 23</p> <p><b>draft (1)</b> 46:10</p> <p><b>drafting (1)</b> 45:11</p> <p><b>dragged (1)</b> 27:12</p> <p><b>dramatically (4)</b> 6:9;8:4;26:5,7</p> <p><b>draw (2)</b> 40:19;68:9</p> <p><b>drawings (4)</b> 69:14,17,22,23</p> <p><b>drawn (1)</b> 74:13</p> <p><b>drive (5)</b> 7:8;48:24;57:21; 58:24;75:22</p> <p><b>driving (2)</b> 48:24;75:14</p> <p><b>drop (5)</b> 4:18;16:25,25;47:25; 48:6</p> <p><b>dropped (2)</b> 30:20;48:13</p> <p><b>dropping (1)</b> 48:15</p> <p><b>dry (1)</b> 56:7</p> <p><b>drywall (2)</b> 43:9;55:16</p> <p><b>due (2)</b> 31:24;34:13</p> <p><b>dumping (3)</b> 58:8;60:17,18</p> <p><b>duplex (2)</b> 68:19;71:15</p> <p><b>during (5)</b> 8:14;29:17;30:19; 34:15;76:9</p> <p><b>dwindling (1)</b> 7:7</p> <p><b>dynamic (1)</b> 27:20</p>	<p>26:17</p> <p><b>ease (1)</b> 36:20</p> <p><b>easier (2)</b> 20:21;48:15</p> <p><b>easily (1)</b> 60:4</p> <p><b>east (3)</b> 52:22;68:14;83:8</p> <p><b>easy (2)</b> 60:7;71:14</p> <p><b>eat (1)</b> 75:8</p> <p><b>eatercom (1)</b> 81:1</p> <p><b>eateries (1)</b> 73:2</p> <p><b>eating (2)</b> 44:11;71:23</p> <p><b>EBA (5)</b> 22:4,20;30:3;45:13; 46:5</p> <p><b>eclectic (1)</b> 75:13</p> <p><b>economic (18)</b> 8:24;19:19;20:8,22; 22:4,23;23:1;24:20; 26:9;28:12;29:12,20; 30:18;42:13;45:11; 76:19,20;79:6</p> <p><b>economically (2)</b> 26:19;84:7</p> <p><b>economics (4)</b> 24:14;26:6;29:21; 46:7</p> <p><b>edible (2)</b> 59:13,17</p> <p><b>Edmond (1)</b> 3:13</p> <p><b>Edmund (8)</b> 2:3;22:13;23:4; 30:14;31:4;39:5;47:5; 48:12</p> <p><b>educate (1)</b> 50:16</p> <p><b>education (2)</b> 50:8;51:2</p> <p><b>educational (1)</b> 52:11</p> <p><b>effective (1)</b> 54:11</p> <p><b>effectively (1)</b> 15:10</p> <p><b>efforts (2)</b> 25:11;66:6</p> <p><b>eight (4)</b> 26:15;28:20;63:17, 18</p> <p><b>eight-month (1)</b> 13:2</p> <p><b>eight-year (2)</b> 23:12,23</p> <p><b>either (3)</b></p>	<p>63:22;65:14;73:21</p> <p><b>EI (6)</b> 68:3,13,17,20;69:20; 71:15</p> <p><b>electric (1)</b> 16:9</p> <p><b>electrical (2)</b> 34:16;39:23</p> <p><b>elements (1)</b> 53:20</p> <p><b>elevated (2)</b> 75:18,19</p> <p><b>elevating (1)</b> 16:20</p> <p><b>Eliopoulos (1)</b> 64:4</p> <p><b>else (5)</b> 19:23;39:3;70:7; 81:15;82:6</p> <p><b>else's (1)</b> 40:12</p> <p><b>e-mail (1)</b> 77:6</p> <p><b>embarrassingly (1)</b> 71:10</p> <p><b>embedded (2)</b> 19:15;81:3</p> <p><b>emergency (1)</b> 73:12</p> <p><b>empty (2)</b> 60:15;62:11</p> <p><b>enabled (1)</b> 15:12</p> <p><b>enact (1)</b> 3:20</p> <p><b>enclose (1)</b> 41:21</p> <p><b>end (10)</b> 6:6;10:2;14:15;35:3, 20;46:9;55:1;70:22,25; 76:24</p> <p><b>endeavor (1)</b> 35:1</p> <p><b>ended (1)</b> 32:2</p> <p><b>engage (1)</b> 75:1</p> <p><b>engaging (1)</b> 75:3</p> <p><b>Engineering (1)</b> 64:4</p> <p><b>enhance (5)</b> 50:9;54:22;63:20; 64:5;66:2</p> <p><b>enhancement (1)</b> 56:19</p> <p><b>enhancements (2)</b> 57:2,18</p> <p><b>enough (2)</b> 28:5;48:14</p> <p><b>enter (4)</b> 20:5;30:2;53:3;55:1</p> <p><b>entertainment (1)</b></p>
		<b>E</b>		
		<p><b>earlier (2)</b> 43:8;48:13</p> <p><b>early (3)</b> 55:2;57:17;63:2</p> <p><b>ears (1)</b></p>		

<p>35:11 <b>entire (12)</b> 8:11;10:9;12:12; 17:9;49:6;53:11;59:19; 63:11;70:1;73:7;74:3, 12 <b>entirely (1)</b> 22:24 <b>entitlements (2)</b> 23:19;28:21 <b>entrance (2)</b> 18:4;53:1 <b>entryways (1)</b> 60:2 <b>environment (1)</b> 84:1 <b>equipment (3)</b> 37:8,11;40:16 <b>equity (1)</b> 28:2 <b>erect (1)</b> 61:3 <b>especially (8)</b> 13:14;14:1;24:13; 25:16;34:15;66:11; 71:22;73:25 <b>essence (1)</b> 17:13 <b>Essentially (2)</b> 14:14;15:5 <b>essentials (1)</b> 15:8 <b>established (1)</b> 38:22 <b>establishments (1)</b> 75:23 <b>estate (2)</b> 28:1;63:11 <b>esteemed (1)</b> 54:2 <b>esthetic (1)</b> 41:18 <b>estimate (2)</b> 36:7;40:13 <b>estimated (1)</b> 32:1 <b>estimating (1)</b> 40:12 <b>et (5)</b> 25:19;46:8;66:21; 77:19;82:2 <b>even (11)</b> 12:13;26:1;29:6; 34:23;35:1;37:12; 45:13;48:16;56:7; 64:25;75:8 <b>evening (1)</b> 62:7 <b>event (4)</b> 52:4;63:10;78:13; 79:11 <b>events (12)</b> 62:19;77:16,17;78:3,</p>	<p>4,6,7,7;79:2,10;80:18; 81:12 <b>eventualities (1)</b> 77:20 <b>Everest (1)</b> 48:21 <b>everybody (8)</b> 5:8;11:10;12:10; 32:10;33:9,23;46:10; 80:2 <b>everyone (8)</b> 3:1;48:22;49:14; 52:19,25;64:12;66:25; 69:21 <b>example (2)</b> 27:9;80:18 <b>except (1)</b> 37:12 <b>excess (1)</b> 6:17 <b>exchange (1)</b> 51:2 <b>exchanged (1)</b> 63:4 <b>excise (1)</b> 8:23 <b>excited (3)</b> 19:1;62:17;66:22 <b>exciting (9)</b> 20:21;43:22;53:23; 59:10;61:6;69:18; 70:21;71:1;79:14 <b>exec (1)</b> 4:13 <b>executive (6)</b> 4:7,8,19;20:5;30:1; 46:14 <b>existed (1)</b> 83:4 <b>expand (3)</b> 13:17;50:19,24 <b>expanded (4)</b> 15:25;69:7;76:25; 77:2 <b>expanding (1)</b> 78:16 <b>expansion (2)</b> 64:20;80:18 <b>expect (2)</b> 69:17;84:15 <b>expected (1)</b> 78:15 <b>expecting (2)</b> 12:21;27:14 <b>expedite (1)</b> 38:18 <b>experience (10)</b> 36:4;50:14;51:16; 52:9;53:14;64:13;65:4; 66:6;68:10,10 <b>experienced (1)</b> 56:7 <b>experiences (3)</b></p>	<p>50:7,21;68:11 <b>experiencing (1)</b> 58:8 <b>expertise (1)</b> 35:10 <b>expired (1)</b> 29:7 <b>explode (1)</b> 45:3 <b>explore (1)</b> 50:16 <b>extensive (1)</b> 13:6 <b>extensively (1)</b> 61:13 <b>extent (1)</b> 81:6 <b>exterior (11)</b> 37:14;54:17;57:13, 14,16;58:10,14;59:5,9, 25;60:24 <b>exteriors (4)</b> 49:20;54:12;57:20; 59:3 <b>extraordinarily (1)</b> 67:13 <b>extraordinary (4)</b> 32:21;33:19;35:25; 44:25 <b>extremely (1)</b> 13:13 <b>eyes (1)</b> 27:17</p>	<p>75:20;76:14 <b>fancy (1)</b> 78:21 <b>fantastic (3)</b> 7:18;42:23;71:3 <b>far (9)</b> 27:1;36:21;39:15,21; 40:13;41:25;49:25; 65:25;84:8 <b>farm (1)</b> 18:9 <b>fast (1)</b> 25:13 <b>faster (1)</b> 28:20 <b>favor (4)</b> 4:3,16;5:2;85:6 <b>favorite (2)</b> 12:10;67:4 <b>feat (1)</b> 31:16 <b>featuring (1)</b> 62:6 <b>February (9)</b> 10:20,22;54:3;55:2; 57:17;59:5;65:11; 70:24,25 <b>feedback (1)</b> 56:10 <b>feel (9)</b> 13:24;16:1;18:6; 19:1,2,3;25:20;28:7; 63:7 <b>feels (1)</b> 14:16 <b>feet (1)</b> 13:13 <b>Felipe (3)</b> 79:24;80:1,9 <b>felt (2)</b> 59:9;62:13 <b>fence (1)</b> 59:23 <b>fencing (1)</b> 57:19 <b>festival (5)</b> 79:14,17,25;80:7; 82:3 <b>festivals (1)</b> 78:4 <b>few (8)</b> 5:11;21:15;32:4; 68:19;69:16;76:24; 77:11;78:6 <b>FF (7)</b> 39:15,19;42:1;43:13, 21;44:5,6 <b>field (2)</b> 35:11,11 <b>fill (2)</b> 22:23;29:19 <b>final (3)</b> 25:18;60:9,13</p>	<p><b>finalizing (1)</b> 36:6 <b>financial (2)</b> 5:14;10:16 <b>financials (2)</b> 24:4;33:10 <b>financing (3)</b> 10:17;21:6,7 <b>find (2)</b> 72:9,9 <b>fingers (1)</b> 5:24 <b>finish (10)</b> 11:17;19:23;28:13; 34:25;36:2;38:11,23; 40:6;41:4;48:20 <b>finished (4)</b> 10:7;39:22;69:19; 70:25 <b>finishing (1)</b> 38:7 <b>fire (1)</b> 73:11 <b>fireplaces (1)</b> 57:7 <b>firming (1)</b> 25:2 <b>first (13)</b> 3:22;4:9;5:13;8:7; 10:15;35:22;47:21; 51:6;54:9,11;55:24,24; 69:11 <b>fiscal (5)</b> 5:18,19,24;6:7,11 <b>five (2)</b> 73:2;76:15 <b>flag (1)</b> 3:3 <b>flattening (1)</b> 27:19 <b>Fletcher (10)</b> 2:2;3:15;20:19; 26:24;27:4;31:12;45:8; 47:9;76:14;82:15 <b>Fletcher's (2)</b> 38:1;43:5 <b>flight (1)</b> 28:1 <b>flip (1)</b> 12:3 <b>floodlights (1)</b> 59:25 <b>floor (3)</b> 16:13;35:24;55:17 <b>floors (1)</b> 55:18 <b>flow (2)</b> 6:4,19 <b>flowing (1)</b> 7:3 <b>flows (1)</b> 46:7 <b>focus (3)</b></p>
		<b>F</b>		
		<p><b>facade (2)</b> 35:3,14 <b>face (1)</b> 61:20 <b>faces (1)</b> 32:14 <b>facilitate (2)</b> 16:19;23:5 <b>Facilities (1)</b> 2:17 <b>facility (1)</b> 13:16 <b>facing (1)</b> 15:23 <b>fairly (3)</b> 28:12;58:7;82:22 <b>fall (1)</b> 6:11 <b>falls (1)</b> 24:24 <b>family (9)</b> 12:24;13:25;15:14, 20;18:4;19:11;66:7; 73:25;74:4 <b>famous (1)</b> 79:20 <b>fan (2)</b></p>		

<p>26:12;75:22;78:1 <b>focused (3)</b> 12:25;14:13;78:23 <b>folks (2)</b> 28:5;55:8 <b>follow (2)</b> 12:3;16:12 <b>following (2)</b> 13:21;77:5 <b>food (24)</b> 15:6,9;36:13;44:24; 50:12;61:18,25;62:6, 11,22;64:24;65:5,19; 67:5;75:18,19;76:23; 78:6;81:2;82:7,21; 83:1,12,23 <b>Foodie (19)</b> 48:4;50:25;61:23,23; 62:10;63:10;75:21; 76:13,14,22;77:3,9,14, 21,24;79:1;80:19;81:9; 82:1 <b>food-related (1)</b> 51:4 <b>foods (4)</b> 51:11;52:10,12;67:4 <b>foot (2)</b> 27:10;74:9 <b>footage (1)</b> 18:14 <b>footages (1)</b> 18:19 <b>footnote (1)</b> 10:12 <b>forgive (1)</b> 66:13 <b>forgotten (1)</b> 35:21 <b>format (1)</b> 20:25 <b>former (1)</b> 63:9 <b>forth (1)</b> 82:2 <b>fortunate (1)</b> 60:24 <b>forward (14)</b> 11:2,5;19:20;20:4; 23:24;27:2;31:18;43:5, 10;48:18,19;59:11; 66:3;81:14 <b>four (5)</b> 3:20,21;37:2;51:9; 68:4 <b>Frank (1)</b> 64:4 <b>Franklin (1)</b> 68:16 <b>free (1)</b> 77:13 <b>friend (1)</b> 71:9 <b>friendly (3)</b></p>	<p>12:11;59:24;80:23 <b>friends (2)</b> 32:18;79:19 <b>front (14)</b> 9:7,25;12:9;14:15; 15:23;17:9,12;35:3; 39:13;59:1;73:16,16; 74:8,11 <b>fruition (1)</b> 13:5 <b>full (2)</b> 7:9;15:9 <b>functional (1)</b> 51:22 <b>funded (2)</b> 69:2,4 <b>funding (1)</b> 69:1 <b>funny (2)</b> 71:3,4 <b>furniture (2)</b> 35:18;68:8 <b>further (10)</b> 27:1;30:25;50:24; 56:5;57:2;62:1;63:13, 20,25;64:5 <b>future (3)</b> 32:13;49:21;50:12</p>	<p>60:18 <b>generated (1)</b> 18:21 <b>gentlemen (1)</b> 3:19 <b>germane (1)</b> 23:13 <b>gets (5)</b> 5:13;21:13;31:23; 44:9;77:25 <b>giro (2)</b> 67:3,7 <b>given (1)</b> 82:20 <b>giving (1)</b> 64:9 <b>glad (1)</b> 12:13 <b>global (1)</b> 51:1 <b>goal (1)</b> 79:23 <b>goes (1)</b> 80:18 <b>Good (14)</b> 3:1;5:15;6:20;7:16; 21:8;23:16;24:5;28:16; 31:19;39:9;47:16; 48:22;50:1;71:18 <b>goods (1)</b> 50:22 <b>gosh (1)</b> 42:19 <b>government (2)</b> 8:22;9:1 <b>GP (4)</b> 10:24;11:5;19:21; 20:5 <b>GPLET (15)</b> 8:22;22:4,11,14,17, 20;23:7,16,21;26:5,10; 29:11;30:2,17;46:3 <b>gracious (2)</b> 62:9,22 <b>graffiti (1)</b> 55:9 <b>grandson (1)</b> 74:2 <b>graphic (1)</b> 63:15 <b>grasses (1)</b> 59:15 <b>gray (1)</b> 43:5 <b>great (25)</b> 9:7,24;11:23;12:5,8; 19:25;32:18;53:21; 56:14;61:17,18,22,22, 24;62:13,15;63:2; 64:10;66:10;69:10; 74:20;75:4;79:2;82:4, 12 <b>greater (1)</b></p>	<p>15:25 <b>greatly (2)</b> 38:17;49:8 <b>Greece (1)</b> 67:12 <b>Greek (1)</b> 65:18 <b>green (1)</b> 78:21 <b>ground (4)</b> 16:13;28:15;55:16; 70:19 <b>group (6)</b> 68:23;69:6,7,11,20; 71:2 <b>grow (2)</b> 65:17;78:11 <b>growing (2)</b> 65:18;76:21 <b>grown (1)</b> 77:5 <b>guess (1)</b> 21:3 <b>guest (3)</b> 51:13;52:2;67:12 <b>guests (1)</b> 50:13 <b>guide (1)</b> 80:24 <b>guides (2)</b> 80:19,20 <b>gut (1)</b> 35:23 <b>guys (19)</b> 7:10;11:21;12:12; 32:12,25;33:10,21; 35:22;38:17;40:18; 42:9,25;43:6,6,9; 45:17;47:15,21;49:2</p>	<p><b>hang (1)</b> 4:10 <b>hanging (2)</b> 62:8;75:17 <b>happen (3)</b> 15:16;22:13;71:24 <b>happened (2)</b> 75:15;76:9 <b>happening (1)</b> 83:7 <b>happier (1)</b> 66:8 <b>happy (5)</b> 20:2,10;66:6,8;84:21 <b>hard (7)</b> 18:20;20:2;24:22; 40:11,17;41:16;57:11 <b>harder (1)</b> 14:3 <b>hardwood (1)</b> 55:18 <b>hat's (1)</b> 21:24 <b>havoc (1)</b> 8:13 <b>hear (6)</b> 5:13;9:4;11:20,21; 24:12;64:22 <b>heard (2)</b> 48:14;56:3 <b>Hearing (2)</b> 31:2;45:7 <b>heart (1)</b> 42:11 <b>hearts (1)</b> 74:3 <b>heat (1)</b> 64:18 <b>heavy (2)</b> 14:14;78:1 <b>held (1)</b> 2:18 <b>hell (1)</b> 71:16 <b>help (10)</b> 23:18;26:24;31:18; 32:24;33:22;36:11,19; 38:17;41:21;81:15 <b>helped (3)</b> 35:6;37:20;70:3 <b>helpful (2)</b> 23:6;26:3 <b>helping (2)</b> 75:22;76:21 <b>Here's (1)</b> 79:8 <b>heritage (4)</b> 50:10;51:10;52:10; 59:17 <b>hey (2)</b> 14:15;72:10 <b>Hi (2)</b> 33:8;76:12</p>
	<b>G</b>			
	<p><b>gain (1)</b> 42:16 <b>gap (3)</b> 26:21;41:3,6 <b>gaps (2)</b> 22:24;26:19 <b>Garden (1)</b> 59:17 <b>Gastronomy (24)</b> 48:2;49:10;50:3,4,8, 14,15,17,19,20,24; 51:1,5,6,9,13;59:11; 62:24;63:15;64:25; 67:12,15;81:10;83:17 <b>gastronomycollectivecom (1)</b> 63:23 <b>gateway (1)</b> 14:18 <b>gather (1)</b> 73:18 <b>gathered (1)</b> 13:7 <b>gave (2)</b> 37:21;82:6 <b>gem (1)</b> 80:3 <b>Gene (1)</b> 60:25 <b>general (4)</b> 28:9;43:14;54:3; 55:22 <b>generally (1)</b></p>			
			<b>H</b>	
			<p><b>HAGA (17)</b> 3:9,11,13,15;31:4,6, 8,10,12;33:4;34:4,7; 47:3,5,7,9,13 <b>Haga-Blackman (1)</b> 2:9 <b>half (4)</b> 38:6;43:12,16;69:4 <b>half-inch (1)</b> 32:1 <b>Hall (1)</b> 64:3 <b>hand (4)</b> 14:15;20:12,16; 59:16 <b>hands (1)</b> 44:21 <b>handsome (1)</b> 32:14 <b>handy (1)</b> 82:19</p>	

<b>high (1)</b> 18:7	15:10;61:17	29:9	14:5;23:9;24:16; 48:9	<b>issue (1)</b> 69:25
<b>higher (3)</b> 5:22;76:22;84:17	<b>hurdles (2)</b> 34:1,13	<b>indicated (1)</b> 24:2	<b>interesting (5)</b> 8:15;32:5,6;70:11; 82:20	<b>Italian (1)</b> 68:18
<b>highlight (4)</b> 14:2;19:7,18;50:9	<b>HVAC (2)</b> 39:23;40:3	<b>indicative (1)</b> 82:25	<b>interfere (1)</b> 61:2	<b>item (4)</b> 3:22;8:22;13:18; 32:12
<b>highly (2)</b> 17:4,4	<b>I</b>	<b>indigenous (1)</b> 83:16	<b>interior (5)</b> 35:5,7;54:25;56:19; 57:3	<b>items (6)</b> 29:22;47:25;48:4; 55:7;59:12;63:13
<b>Hill (1)</b> 3:18	<b>icon (1)</b> 72:16	<b>indoor/outdoor (1)</b> 53:14	<b>interiors (9)</b> 49:20;54:9,11;56:1, 9,25;57:6,10;66:11	<b>J</b>
<b>himself (1)</b> 43:9	<b>idea (2)</b> 82:4,12	<b>infatuation (1)</b> 81:2	<b>interject (1)</b> 29:3	<b>Jackie (1)</b> 74:2
<b>hiring (1)</b> 55:25	<b>ideal (1)</b> 22:18	<b>information (3)</b> 39:12;52:12;81:4	<b>intermodal (2)</b> 16:6,23	<b>Jackie's (1)</b> 74:5
<b>historic (20)</b> 42:22;50:3,5;51:3; 52:9;53:19;55:14,14; 58:2;59:25;60:12;64:7, 11,13;65:12;68:6,10, 12,13;69:9	<b>ideas (2)</b> 63:4;84:22	<b>infrastructure (1)</b> 16:18	<b>international (2)</b> 50:21;51:12	<b>Jannie (9)</b> 2:5;3:11;31:6;47:3; 48:3;67:22;71:2;75:14; 76:4
<b>historical (1)</b> 34:1	<b>identified (1)</b> 64:25	<b>infused (1)</b> 67:7	<b>interrupted (1)</b> 41:24	<b>January (8)</b> 5:20;49:11;53:23; 55:1;57:17;59:5;70:23; 84:9
<b>hit (3)</b> 16:3;34:14;84:16	<b>ill (1)</b> 3:18	<b>inherit (1)</b> 60:25	<b>intimate (1)</b> 19:3	<b>Jo (2)</b> 73:25;74:1
<b>holder (1)</b> 10:21	<b>imagine (3)</b> 13:11;15:20;72:25	<b>initial (6)</b> 8:18;34:21,22;36:9; 57:2,16	<b>into (23)</b> 4:8;7:3;13:15;15:20; 16:20;17:1,9,16;18:3; 20:5;30:2;40:17;44:2; 45:1;50:3;68:9;70:24; 71:14;75:3;76:21;77:9; 78:3,16	<b>job (5)</b> 9:24;61:22,24;70:20; 71:3
<b>home (1)</b> 52:1	<b>immediately (1)</b> 56:4	<b>initially (1)</b> 62:10	<b>introduction (1)</b> 9:22	<b>join (1)</b> 51:9
<b>honor (4)</b> 26:2,18,18;54:6	<b>immensely (1)</b> 38:19	<b>innovate (1)</b> 50:12	<b>inventory (1)</b> 36:9	<b>joined (1)</b> 63:10
<b>hope (6)</b> 14:23;22:13;31:23; 44:9;70:21,24	<b>imminent (1)</b> 13:10	<b>innovative (1)</b> 50:6	<b>invest (2)</b> 44:2,7	<b>Jonathan (1)</b> 62:24
<b>hopeful (1)</b> 5:22	<b>impact (4)</b> 64:11;79:3,7;81:12	<b>inside (5)</b> 52:8;54:20;55:5,23; 80:15	<b>invested (3)</b> 37:16;42:16,21	<b>journalism (1)</b> 75:19
<b>hopefully (4)</b> 14:22;26:3;27:25; 64:10	<b>implementation (1)</b> 64:1	<b>insider (1)</b> 77:14	<b>investing (1)</b> 8:2	<b>July (5)</b> 2:20;3:2;60:10; 69:11;84:16
<b>hoping (1)</b> 78:11	<b>implementing (2)</b> 66:2;70:23	<b>insightful (1)</b> 12:11	<b>investor (1)</b> 42:10	<b>June (5)</b> 3:23;5:22,23;69:14; 84:16
<b>hospitality (2)</b> 15:7;66:7	<b>important (8)</b> 16:11;19:5,16;58:13; 62:19;68:5;78:6;84:3	<b>inspire (1)</b> 50:15	<b>invite (1)</b> 67:11	<b>jurisdictions (1)</b> 29:6
<b>hosting (1)</b> 64:12	<b>inaudible (7)</b> 7:4;9:3;35:2,9;42:6; 76:11;84:14	<b>inspired (1)</b> 67:7	<b>inviting (1)</b> 70:21	<b>justice (1)</b> 17:22
<b>hotel (1)</b> 15:15	<b>incentive (1)</b> 81:7	<b>installed (3)</b> 59:24;60:3,6	<b>invoice (3)</b> 43:12,16;44:4	<b>K</b>
<b>hotels (1)</b> 19:12	<b>include (4)</b> 44:5,6;59:16;62:3	<b>installing (2)</b> 34:16;35:18	<b>invoices (1)</b> 43:11	<b>keep (11)</b> 5:24;6:18;9:10; 13:10;34:10;43:15,18; 48:5;67:21;70:3;73:10
<b>hour (3)</b> 2:21;4:10,21	<b>included (3)</b> 10:19,22;13:6	<b>instead (2)</b> 41:7,11	<b>involve (1)</b> 24:6	<b>keeping (1)</b> 66:21
<b>hours (1)</b> 41:11	<b>includes (2)</b> 15:11;68:16	<b>integrated (2)</b> 67:6;79:16	<b>involved (6)</b> 28:6;44:18;54:8; 61:13;64:19;76:8	<b>Keri (15)</b> 8:8;9:2;12:1,6;16:3; 17:17;19:6;20:18,21; 22:19;23:10;24:21; 28:24;30:25;32:11
<b>house (4)</b> 40:5;51:4,25;64:12	<b>including (3)</b> 24:4;25:11;76:18	<b>integrates (1)</b> 19:4	<b>involvement (1)</b> 44:20	<b>Kevin (1)</b>
<b>housed (2)</b> 50:5;51:18	<b>income (1)</b> 7:17	<b>intend (4)</b> 22:20;26:25;29:9; 68:8	<b>Iron (2)</b> 61:20;63:10	
<b>housing (3)</b> 12:24;24:14;27:10	<b>increased (1)</b> 51:1	<b>intends (1)</b> 19:3	<b>island (1)</b> 40:4	
<b>hub (1)</b> 50:25	<b>incredible (1)</b> 69:8	<b>intensive (2)</b> 68:7;70:9		
<b>huge (4)</b> 16:7;79:3,11;80:7	<b>incredibly (2)</b> 12:15;56:10	<b>intent (1)</b> 75:12		
<b>human (2)</b>	<b>indeed (1)</b> 3:21	<b>interactive (2)</b> 80:19,20		
	<b>independent (1)</b> 52:16	<b>interest (2)</b> 23:11;65:14		
	<b>indicate (1)</b>	<b>interested (4)</b>		

<p>64:3 <b>kids (1)</b> 73:22 <b>Kind (34)</b> 8:10,19;12:21,22; 14:7,12;15:10,13,15, 19;16:1,4,7,22;17:20, 22;18:2,15;25:9,14,21; 27:18;28:20;41:2;43:5; 62:9,21;67:8;77:9,11, 15;79:20;81:2,17 <b>kinds (3)</b> 70:10;73:2;77:22 <b>kitchen (9)</b> 51:20,22,25;52:1,5, 24;53:9,10;61:11 <b>knowledge (1)</b> 13:7 <b>knows (2)</b> 11:10;56:17 <b>Kurtis (1)</b> 71:9</p>	<p>30:4 <b>lawn (1)</b> 78:17 <b>lawyer (1)</b> 11:9 <b>leading (1)</b> 83:2 <b>leaks (1)</b> 56:21 <b>learn (2)</b> 48:10;52:12 <b>lease (8)</b> 8:23,23;10:24;11:5; 19:21;20:6;36:25,25 <b>leased (2)</b> 37:6;52:15 <b>leases (2)</b> 37:9,12 <b>least (2)</b> 6:13;27:11 <b>left (14)</b> 17:14;41:17;52:21; 54:15;55:8,11;57:1,5; 58:10;59:4;73:1,19; 80:21,22 <b>lender (2)</b> 26:9;29:23 <b>lenders (2)</b> 22:10,16 <b>lense (1)</b> 50:12 <b>less (4)</b> 5:21;27:19;34:23; 76:16 <b>letter (1)</b> 38:16 <b>letting (1)</b> 37:1 <b>level (3)</b> 28:6;76:22;82:13 <b>Levin (19)</b> 2:6;3:17;30:13,20; 31:10,11;39:4,4,8; 41:22,24;43:17;44:8; 46:17,21;47:13,14; 48:11,22 <b>life (2)</b> 15:12;64:21 <b>lifts (1)</b> 37:13 <b>light (4)</b> 60:1,11;68:8;74:14 <b>lights (3)</b> 70:18;73:5,17 <b>likely (1)</b> 53:3 <b>likes (1)</b> 77:19 <b>limit (1)</b> 29:5 <b>line (4)</b> 16:12;18:23;28:3,22 <b>lineup (1)</b></p>	<p>78:7 <b>linger (1)</b> 74:15 <b>lining (1)</b> 79:18 <b>link (3)</b> 4:11,19;16:16 <b>list (1)</b> 77:7 <b>listen (2)</b> 20:13;74:22 <b>listening (3)</b> 48:16;71:4,4 <b>lists (1)</b> 80:22 <b>lit (1)</b> 74:9 <b>literal (1)</b> 80:4 <b>literally (4)</b> 7:25;15:17;35:13,16 <b>little (31)</b> 5:23;6:10,12,17;7:8; 8:18;9:8;15:6,25;18:2, 5,11;23:6;25:17,23; 27:18;28:19,19;30:20; 40:2;44:19;48:13; 49:17;65:3;73:2;74:11; 77:3;79:6;81:4,12; 82:10 <b>littles (1)</b> 25:15 <b>living (4)</b> 17:8;18:11;55:5,5 <b>local (9)</b> 51:11,11,16;52:10, 16;62:2;63:14;76:19, 19 <b>locally (3)</b> 50:20;67:7;77:25 <b>locals (1)</b> 71:22 <b>location (3)</b> 15:16;50:15;62:2 <b>locks (1)</b> 60:7 <b>lodging (1)</b> 18:11 <b>LOI (1)</b> 61:7 <b>long (9)</b> 3:20;28:12;33:24; 36:23;41:9,25;45:17; 64:24;82:14 <b>longer (2)</b> 14:3;28:19 <b>longest (2)</b> 74:19,21 <b>look (19)</b> 6:18;7:20;15:7;18:5; 24:18;31:17;40:6,14; 46:6;48:18;53:24; 57:20;58:24;59:24;</p>	<p>60:13;70:8;81:1,11; 83:6 <b>looking (15)</b> 16:5,23;21:1,9;37:4; 40:11;41:14;57:4,25; 64:18;66:18;72:11; 76:4;79:17;81:14 <b>looks (7)</b> 6:16;14:16;42:22; 56:13;59:8;77:4;84:16 <b>Lost (3)</b> 16:18;17:16;74:2 <b>lot (28)</b> 5:6;7:8,22;12:14,22; 17:20;19:12;34:12,23; 35:9,10;36:20;42:19; 52:11;53:4;55:2,16; 60:15;62:11;66:20; 73:24;75:2;76:7;77:8; 78:24,25;80:15;83:20 <b>lots (4)</b> 7:9;53:13;70:18; 73:18 <b>Louie's (1)</b> 82:13 <b>love (5)</b> 36:24;41:8;43:4,4; 76:23 <b>lovely (1)</b> 57:4 <b>Lower (1)</b> 82:13 <b>luck (2)</b> 31:19;47:16 <b>lucky (1)</b> 42:21 <b>lumber (2)</b> 27:15;32:3 <b>lunch (1)</b> 71:10</p>	<p>7:16;39:25 <b>makes (1)</b> 75:6 <b>making (4)</b> 6:2;48:12;63:20; 77:13 <b>mall (1)</b> 82:8 <b>manager (2)</b> 70:2,3 <b>manifesto (1)</b> 80:4 <b>many (4)</b> 13:21;69:10;78:22; 84:14 <b>map (3)</b> 80:21,22;81:17 <b>maps (1)</b> 80:20 <b>March (3)</b> 6:22;68:24;79:18 <b>Mario (5)</b> 33:4,6,8;36:22;41:8 <b>Mark (6)</b> 2:10;21:14;37:4; 45:20,21;63:11 <b>marked (2)</b> 18:18;28:20 <b>market (12)</b> 12:16;13:18,22;14:7; 15:8;25:24;28:18;53:5; 62:18;78:14;79:10; 81:8 <b>marketing (1)</b> 78:23 <b>marketplace (2)</b> 52:8,11 <b>markets (6)</b> 12:22;13:22;21:24; 22:10;26:21;42:15 <b>market's (1)</b> 27:18 <b>marquee (1)</b> 61:9 <b>Marquez (49)</b> 2:3;3:13,14;4:2,15; 5:1;7:13,23;9:17; 21:16;24:21;29:25; 30:6,9,11,15;31:4,5; 42:7;43:18,22,23;44:1, 6,12;45:9,13;46:1,5,12, 16,18,24;47:5,6;66:15; 71:2,13,21;72:4,7,10; 74:7,17,19;81:16;82:9, 13;85:5 <b>massing (1)</b> 13:3 <b>massive (2)</b> 77:16;79:12 <b>master (1)</b> 32:21 <b>maximum (1)</b> 38:14</p>
<b>L</b>				
<p><b>La (2)</b> 68:17;73:17 <b>labor (1)</b> 36:24 <b>LaCo (3)</b> 68:17;71:10,11 <b>Ladies (1)</b> 3:19 <b>Laguna (1)</b> 83:15 <b>land (1)</b> 10:22 <b>landscaped (2)</b> 17:4,15 <b>landscaping (6)</b> 13:20;15:11;53:12; 57:25;58:20,22 <b>large (2)</b> 15:24;58:3 <b>larger (1)</b> 15:5 <b>Larsen (1)</b> 63:3 <b>last (11)</b> 5:17,24;32:4;42:4; 45:15,21;54:4;57:22; 77:18;78:9,11 <b>late (5)</b> 49:11;53:22;57:16; 69:22,23 <b>later (2)</b> 53:8;54:21 <b>launch (3)</b> 79:25;80:2,25 <b>launched (5)</b> 32:19;77:7,14,24; 80:19 <b>law (1)</b></p>	<p><b>Levin (19)</b> 2:6;3:17;30:13,20; 31:10,11;39:4,4,8; 41:22,24;43:17;44:8; 46:17,21;47:13,14; 48:11,22 <b>life (2)</b> 15:12;64:21 <b>lifts (1)</b> 37:13 <b>light (4)</b> 60:1,11;68:8;74:14 <b>lights (3)</b> 70:18;73:5,17 <b>likely (1)</b> 53:3 <b>likes (1)</b> 77:19 <b>limit (1)</b> 29:5 <b>line (4)</b> 16:12;18:23;28:3,22 <b>lineup (1)</b></p>	<p><b>living (4)</b> 17:8;18:11;55:5,5 <b>local (9)</b> 51:11,11,16;52:10, 16;62:2;63:14;76:19, 19 <b>locally (3)</b> 50:20;67:7;77:25 <b>locals (1)</b> 71:22 <b>location (3)</b> 15:16;50:15;62:2 <b>locks (1)</b> 60:7 <b>lodging (1)</b> 18:11 <b>LOI (1)</b> 61:7 <b>long (9)</b> 3:20;28:12;33:24; 36:23;41:9,25;45:17; 64:24;82:14 <b>longer (2)</b> 14:3;28:19 <b>longest (2)</b> 74:19,21 <b>look (19)</b> 6:18;7:20;15:7;18:5; 24:18;31:17;40:6,14; 46:6;48:18;53:24; 57:20;58:24;59:24;</p>	<p><b>lots (4)</b> 7:9;53:13;70:18; 73:18 <b>Louie's (1)</b> 82:13 <b>love (5)</b> 36:24;41:8;43:4,4; 76:23 <b>lovely (1)</b> 57:4 <b>Lower (1)</b> 82:13 <b>luck (2)</b> 31:19;47:16 <b>lucky (1)</b> 42:21 <b>lumber (2)</b> 27:15;32:3 <b>lunch (1)</b> 71:10</p>	<p style="text-align: center;"><b>M</b></p>
<p><b>ma'am (2)</b> 9:5;49:15 <b>machinery (1)</b> 37:13 <b>Mackey (1)</b> 35:3 <b>magic (1)</b> 77:1 <b>main (4)</b> 18:3;19:9;39:24; 68:15 <b>mainly (1)</b> 26:1 <b>maintain (2)</b> 17:11;60:21 <b>maintained (2)</b> 59:22;60:17 <b>maintaining (2)</b> 17:23;61:4 <b>majority (2)</b></p>	<p><b>maxim (1)</b> 38:14</p>			



<p><b>May (21)</b> 5:16,20;6:10,23,23, 24,24;7:1,7;25:19; 40:13;44:16;45:17; 48:16,16;62:14,17; 65:12,18;84:11,16</p> <p><b>maybe (7)</b> 10:3;24:24;33:12; 37:12;67:6;82:11; 83:24</p> <p><b>McCallister (1)</b> 3:17</p> <p><b>McCusker (81)</b> 2:2;3:1,5,8,15,16; 4:3,5,16,18,23;5:2,4; 6:21,24;8:5,7;9:5,24; 19:9;20:11;22:8;23:15; 24:1;26:4,8;29:3,10, 15;30:16,23;31:2,12, 13,15;32:7,11;33:6,12, 15,18;34:10;35:21; 36:11,16;37:8;39:7; 40:9,24;41:2,14,23; 44:9,13,22;45:7,16; 46:3,9,18,22,25;47:9, 10,15,18,24;48:20,23; 49:15;54:2;64:15; 66:10;67:18,20;74:23; 82:16,24;84:17,20; 85:6</p> <p><b>McFarland (18)</b> 8:10;11:19,21,23,25; 12:5,8;19:25;25:6; 26:7,11;27:3,14;28:16; 30:11;31:21;32:5,9</p> <p><b>mean (5)</b> 25:3;35:25;37:7; 44:12,13</p> <p><b>means (1)</b> 43:13</p> <p><b>Medcoff (3)</b> 2:11;45:8,15</p> <p><b>media (3)</b> 77:5,10;81:3</p> <p><b>Medicine (1)</b> 79:16</p> <p><b>meeting (4)</b> 2:16;3:2,23;48:5</p> <p><b>meetings (2)</b> 13:8;71:5</p> <p><b>meets (1)</b> 20:8</p> <p><b>megaphone (1)</b> 79:1</p> <p><b>member (2)</b> 69:8;71:11</p> <p><b>MEMBERS (6)</b> 2:1;4:18,20;9:6; 42:9;54:2</p> <p><b>membership (1)</b> 77:8</p> <p><b>memory (1)</b> 74:5</p>	<p><b>Memphis (1)</b> 83:12</p> <p><b>mention (1)</b> 83:20</p> <p><b>mentioned (4)</b> 59:19;65:22;67:3; 83:14</p> <p><b>menus (1)</b> 51:10</p> <p><b>mescal (2)</b> 62:3,7</p> <p><b>message (1)</b> 50:19</p> <p><b>met (4)</b> 35:22;63:3;69:11; 71:9</p> <p><b>metal (1)</b> 60:6</p> <p><b>Mexico (1)</b> 62:7</p> <p><b>Meyers (11)</b> 2:12,5;15:6;23:7;1, 19,24;43:3;44:3;82:22; 84:8,19</p> <p><b>Michael (1)</b> 2:6</p> <p><b>mid-century (2)</b> 14:17;17:13</p> <p><b>middle (3)</b> 73:19,22;74:6</p> <p><b>might (4)</b> 32:15;42:8;64:16; 84:22</p> <p><b>Mike (17)</b> 3:17;30:16;31:10; 39:4,7,7;40:10;41:23; 46:20;47:11,12,13,25; 48:6,8;70:2;85:1</p> <p><b>Mile (5)</b> 14:17;19:3;49:8; 50:6;51:4</p> <p><b>milling (1)</b> 35:17</p> <p><b>million (23)</b> 5:16,17,21,23;6:1,3, 4,5,7,13,13,15,17,19; 7:2;10:23;13:15;37:19; 38:7;69:4;71:6,6;77:6</p> <p><b>million-dollar (1)</b> 6:15</p> <p><b>millions (1)</b> 71:5</p> <p><b>mind (2)</b> 21:20;23:14</p> <p><b>minute (1)</b> 64:22</p> <p><b>minutes (2)</b> 73:14;76:16</p> <p><b>mission (6)</b> 50:11;52:17;59:17; 76:18,22;78:5</p> <p><b>mixed (4)</b> 12:19;14:20;17:3;</p>	<p>21:22</p> <p><b>mobile (1)</b> 80:23</p> <p><b>mode (1)</b> 20:13</p> <p><b>modern (2)</b> 51:20;53:20</p> <p><b>modes (1)</b> 16:24</p> <p><b>mom (1)</b> 73:20</p> <p><b>moment (3)</b> 65:12;72:9;75:15</p> <p><b>momentarily (5)</b> 55:20;56:2;57:24; 58:5,11</p> <p><b>money (17)</b> 7:2;8:2;21:4;27:23; 32:20;34:22;37:1,19; 38:21;40:25;42:4,16, 19,22;45:10;71:7; 82:19</p> <p><b>monies (1)</b> 6:2</p> <p><b>monitor (3)</b> 40:18;42:1;60:21</p> <p><b>monitored (1)</b> 59:21</p> <p><b>monitoring (1)</b> 61:4</p> <p><b>monsoon (1)</b> 56:4</p> <p><b>monsoons (1)</b> 56:8</p> <p><b>month (10)</b> 5:17;6:6,19;7:5; 22:6;69:12;77:4,15,18, 23</p> <p><b>months (9)</b> 22:21;27:16;28:20; 40:25;51:9;60:10; 69:24;78:8;79:9</p> <p><b>more (24)</b> 11:6;12:13,14;13:15, 19;14:13;15:7,25; 17:18;18:2,7;22:5; 23:7;34:16;36:20; 43:14;53:13;55:22,22; 60:12;62:21;68:4; 69:22;76:11</p> <p><b>morning (4)</b> 39:13;58:24;59:7; 60:21</p> <p><b>most (14)</b> 5:11;7:12;14:5; 26:16;33:16;42:9,11, 18;53:2;54:23;55:9; 62:19;66:11;70:6</p> <p><b>mostly (5)</b> 19:11;39:25;41:5,6; 67:25</p> <p><b>motion (17)</b> 3:24;4:4,13,17,23;</p>	<p>5:3;30:13,22,24;31:14; 43:25;44:1;45:4;46:11; 48:12;85:2,7</p> <p><b>move (6)</b> 11:1,1;19:20;29:15, 25;43:10</p> <p><b>moveable (1)</b> 73:13</p> <p><b>moved (6)</b> 4:1,14,25;32:3; 57:14;85:4</p> <p><b>moves (1)</b> 80:21</p> <p><b>moving (8)</b> 11:5;20:4;27:1,5; 28:15;48:19;55:13; 66:19</p> <p><b>much (14)</b> 7:2;17:21;32:3;35:4; 37:1,15;39:14;47:23; 49:4,5;65:7;66:25; 67:1,17</p> <p><b>multi (6)</b> 12:24;13:25;15:14, 20;18:4;66:7</p> <p><b>multi-family (1)</b> 65:16</p> <p><b>multiple (1)</b> 42:20</p> <p><b>Multipurpose (1)</b> 2:17</p> <p><b>mural (1)</b> 16:8</p> <p><b>Museum (4)</b> 68:16,17;74:9;78:17</p> <p><b>mute (2)</b> 12:3;34:7</p> <p><b>muted (3)</b> 33:6;39:5;82:15</p> <p><b>myself (1)</b> 76:20</p>	<p>20:5</p> <p><b>neighborhood (7)</b> 15:13,13,23;68:12, 14;69:21;74:16</p> <p><b>neighborhoods (1)</b> 19:4</p> <p><b>nervous (1)</b> 23:6</p> <p><b>new (11)</b> 5:24;20:22;45:13; 51:24;60:6;61:11; 68:18;69:11;76:18; 77:15;83:11</p> <p><b>news (4)</b> 5:15;50:1;61:6;63:2</p> <p><b>next (21)</b> 6:4,7,11,11,14,20; 10:15;16:3;17:17; 18:17;32:12;48:24; 57:15;62:2;69:18; 70:17;78:7,18;79:9,10; 83:23</p> <p><b>nice (9)</b> 44:12,14;56:7;57:25; 59:2;74:7,8;79:6;81:24</p> <p><b>night (3)</b> 62:3;78:14;79:10</p> <p><b>nine (1)</b> 65:13</p> <p><b>non-capital (1)</b> 68:7</p> <p><b>none (3)</b> 31:2;45:7;83:4</p> <p><b>nooks (1)</b> 57:8</p> <p><b>normal (1)</b> 21:2</p> <p><b>Norris (2)</b> 69:13,17</p> <p><b>north (3)</b> 68:15;73:9,12</p> <p><b>notes (1)</b> 70:8</p> <p><b>noticed (1)</b> 27:9</p> <p><b>noticing (1)</b> 83:19</p> <p><b>notification (7)</b> 8:25;22:22;29:7,18; 30:3,19;46:1</p> <p><b>notify (1)</b> 29:5</p> <p><b>November (3)</b> 69:12;70:22,22</p> <p><b>Nuevo (28)</b> 2:17;3:2;10:25; 12:11;19:16;22:11,16; 23:17,21;40:8;42:8; 54:16;55:13;58:21; 62:5;68:4,19,25;69:5; 71:11;76:1;79:9;81:8, 9,18,19,20;84:5</p> <p><b>Nuevo's (1)</b></p>
<b>N</b>				
			<p><b>natural (1)</b> 70:20</p> <p><b>near (1)</b> 14:1</p> <p><b>necessarily (1)</b> 22:12</p> <p><b>necessary (2)</b> 30:2,4</p> <p><b>need (18)</b> 3:24;4:13;10:12; 12:23,24;24:2;36:8,24; 40:2;42:5;45:13,22; 48:5;67:8;68:1;72:17; 76:11;85:2</p> <p><b>needed (1)</b> 10:15</p> <p><b>needs (2)</b> 45:24;79:2</p> <p><b>negotiate (1)</b></p>	

<p>75:12 <b>number (5)</b> 4:7;38:8;41:16;75:7,9 <b>numbers (8)</b> 7:6;19:18;21:1; 24:22,25;25:7;38:21; 78:21 <b>nutrition (1)</b> 79:21</p>	<p><b>one's (1)</b> 73:3 <b>ongoing (1)</b> 70:4 <b>online (4)</b> 4:8;8:8;27:19;32:13 <b>only (15)</b> 5:10;11:11;19:8; 20:13;23:22;24:7;42:3; 44:24;46:3;47:24; 61:16,21;75:18;76:15; 83:24</p>	<p>77:19 <b>Orleans (1)</b> 83:12 <b>Ortega (1)</b> 70:2 <b>others (2)</b> 8:21;84:2 <b>otherwise (1)</b> 19:23 <b>ours (2)</b> 25:7;32:18 <b>ourselves (2)</b> 41:8;75:7 <b>out (32)</b> 4:10;6:10;12:23; 21:7;24:4;27:7,13,17, 18;30:20;34:17;36:22; 37:5,22;39:17;40:1; 41:12;42:16,17;44:24; 48:13;60:4;62:9;65:5; 69:3;70:13;72:18; 74:25;78:24;79:24; 81:9;83:9 <b>outdoor (1)</b> 53:21 <b>outside (7)</b> 6:11,14;16:10;19:13; 35:16;53:13;75:8 <b>outsourcing (1)</b> 41:7 <b>over (30)</b> 5:23;6:12,17;9:22; 10:12;11:14;13:15; 18:21;20:25;21:10; 37:19,21;39:12;40:5; 42:16,16;56:22;57:3; 67:9;76:17,23;77:3,18, 25;78:5,7,9,11;79:4; 81:9 <b>overcome (1)</b> 12:14 <b>overdressed (1)</b> 66:13 <b>overhead (1)</b> 17:18 <b>overlay (2)</b> 19:3;81:17 <b>over-leveraged (1)</b> 14:10 <b>overtaken (1)</b> 83:3 <b>Owls (1)</b> 78:14 <b>own (8)</b> 21:18;32:19,20,20; 34:22;37:13,13;61:8 <b>owned (3)</b> 10:4;63:23;77:25 <b>owner (1)</b> 44:23 <b>ownership (2)</b> 14:22;65:14</p>	<p style="text-align: center;"><b>P</b></p> <p><b>package (1)</b> 10:16 <b>packed (2)</b> 71:22,24 <b>PAD (9)</b> 10:9,18;12:19;13:6; 16:11;17:25;19:16; 24:9,24 <b>page (2)</b> 6:8;63:18 <b>pages (1)</b> 63:18 <b>paid (1)</b> 37:6 <b>paint (9)</b> 37:13;57:10;58:15; 60:9,13;70:10,10; 71:25;73:6 <b>painted (2)</b> 56:20;66:21 <b>painting (2)</b> 37:12;70:23 <b>pan (1)</b> 32:15 <b>pandemic (3)</b> 8:10,13;68:23 <b>Park (7)</b> 16:13,17,19,22; 17:15;71:14;74:9 <b>parked (1)</b> 71:14 <b>parking (8)</b> 7:9;17:24,25;53:15, 16,17;58:3;80:15 <b>part (20)</b> 12:25;13:17;15:4; 17:6,12;19:20;22:13; 40:9;41:18;42:18; 43:21;54:8;55:23; 59:10;64:22;66:2;68:6; 70:11,16,17 <b>participate (2)</b> 48:14,18 <b>participated (1)</b> 78:11 <b>participating (1)</b> 78:10 <b>participation (1)</b> 23:20 <b>particular (4)</b> 58:6;59:6;60:20; 65:25 <b>particularly (1)</b> 19:15 <b>parties (1)</b> 45:12 <b>partner (7)</b> 13:4,23;14:15;25:2, 7;75:21;84:21 <b>partners (9)</b></p>	<p>22:10,16;25:22; 27:22;31:22;49:21; 56:11;67:20;77:17 <b>partnership (1)</b> 79:15 <b>partnerships (4)</b> 56:14,14,16;77:18 <b>parts (1)</b> 15:15 <b>party (1)</b> 15:22 <b>passed (5)</b> 4:4,17;5:3;31:14; 85:7 <b>passion (4)</b> 55:15;65:19,20; 74:23 <b>passionate (2)</b> 60:23;67:14 <b>passport (1)</b> 77:14 <b>passports (1)</b> 77:24 <b>past (2)</b> 7:8;61:20 <b>patched (1)</b> 56:20 <b>patio (2)</b> 13:20;17:3 <b>patios (3)</b> 17:9,10;75:10 <b>pattern (1)</b> 70:14 <b>pay (1)</b> 43:15 <b>paying (3)</b> 8:3;37:1;84:7 <b>payment (1)</b> 6:5 <b>payments (2)</b> 6:3,12 <b>payroll (1)</b> 77:12 <b>PDA (1)</b> 17:24 <b>pedestrian (1)</b> 76:11 <b>pedestrians (1)</b> 16:19 <b>people (44)</b> 3:21;4:8;5:11;18:1; 32:15;44:23;52:12; 53:2;55:5;56:15,16; 61:22;62:9,16,22;63:4; 64:19;65:22;66:17; 68:9;73:3,3,3,18; 74:13;75:8,9,22;76:7, 23;77:6,11,15;78:5,15, 15,22,25;79:20;82:2; 83:18,20;84:1,14 <b>people's (1)</b> 27:17 <b>per (2)</b></p>
<b>O</b>	<p><b>open (15)</b> 31:20;36:10,10,12, 17,24;37:2,3;41:17,19; 42:25;62:2;64:12; 72:19;83:22 <b>opened (1)</b> 41:19 <b>opening (4)</b> 37:25;38:2,3,3 <b>openness (1)</b> 17:23 <b>opens (1)</b> 17:1 <b>operate (3)</b> 45:21;61:8;62:18 <b>operating (2)</b> 13:14;40:16 <b>operational (2)</b> 37:25;38:4 <b>opinion (1)</b> 21:18 <b>opportunities (3)</b> 51:2;66:4,5 <b>opportunity (8)</b> 48:17;49:9;62:14,15; 64:9;65:21;66:1;83:11 <b>opposed (1)</b> 6:15 <b>options (2)</b> 53:4;54:10 <b>oral (3)</b> 8:6;31:1;45:6 <b>order (3)</b> 23:1;29:15;38:23 <b>organic (1)</b> 59:12 <b>organization (2)</b> 50:24;75:13 <b>organized (1)</b> 20:24 <b>orient (2)</b> 52:19,24 <b>oriented (1)</b> 18:7 <b>original (12)</b> 21:17;37:19;49:18, 22;50:1,22;55:17,18; 57:7;59:10,16;61:1 <b>Originally (3)</b> 26:13;40:7;66:3 <b>Originals (1)</b></p>	<p><b>Obey (1)</b> 82:5 <b>obtaining (1)</b> 56:10 <b>obvious (1)</b> 20:20 <b>obviously (6)</b> 20:1,7;40:12;66:12; 81:21;84:12 <b>occupy (1)</b> 61:10 <b>occur (1)</b> 75:5 <b>occurred (1)</b> 10:20 <b>o'clock (2)</b> 5:12;54:4 <b>off (15)</b> 4:18;8:3;11:17; 19:23;20:22;21:25; 47:25;48:6,15;53:2; 56:22;58:20;61:20; 63:16;72:21 <b>off/pickup (1)</b> 16:25 <b>offer (2)</b> 5:7;8:23 <b>office (3)</b> 54:16;62:5;67:9 <b>officers (4)</b> 20:5;30:1;46:15; 71:23 <b>old (3)</b> 68:4;70:12;74:3 <b>Omar (1)</b> 33:8 <b>once (8)</b> 5:15;51:12;54:10; 62:13;63:19;67:3; 72:17;77:23 <b>one (29)</b> 12:10,20,23;15:20; 17:20;21:21;27:16; 45:14,15,21,22,25; 52:2,8;53:7;54:9; 56:12,18;64:18;69:7, 21;70:16;72:8;73:2,3, 16;78:18;82:6;84:13 <b>ones (2)</b> 7:11;20:3</p>	<p><b>Obey (1)</b> 82:5 <b>obtaining (1)</b> 56:10 <b>obvious (1)</b> 20:20 <b>obviously (6)</b> 20:1,7;40:12;66:12; 81:21;84:12 <b>occupy (1)</b> 61:10 <b>occur (1)</b> 75:5 <b>occurred (1)</b> 10:20 <b>o'clock (2)</b> 5:12;54:4 <b>off (15)</b> 4:18;8:3;11:17; 19:23;20:22;21:25; 47:25;48:6,15;53:2; 56:22;58:20;61:20; 63:16;72:21 <b>off/pickup (1)</b> 16:25 <b>offer (2)</b> 5:7;8:23 <b>office (3)</b> 54:16;62:5;67:9 <b>officers (4)</b> 20:5;30:1;46:15; 71:23 <b>old (3)</b> 68:4;70:12;74:3 <b>Omar (1)</b> 33:8 <b>once (8)</b> 5:15;51:12;54:10; 62:13;63:19;67:3; 72:17;77:23 <b>one (29)</b> 12:10,20,23;15:20; 17:20;21:21;27:16; 45:14,15,21,22,25; 52:2,8;53:7;54:9; 56:12,18;64:18;69:7, 21;70:16;72:8;73:2,3, 16;78:18;82:6;84:13 <b>ones (2)</b> 7:11;20:3</p>	<p><b>Obey (1)</b> 82:5 <b>obtaining (1)</b> 56:10 <b>obvious (1)</b> 20:20 <b>obviously (6)</b> 20:1,7;40:12;66:12; 81:21;84:12 <b>occupy (1)</b> 61:10 <b>occur (1)</b> 75:5 <b>occurred (1)</b> 10:20 <b>o'clock (2)</b> 5:12;54:4 <b>off (15)</b> 4:18;8:3;11:17; 19:23;20:22;21:25; 47:25;48:6,15;53:2; 56:22;58:20;61:20; 63:16;72:21 <b>off/pickup (1)</b> 16:25 <b>offer (2)</b> 5:7;8:23 <b>office (3)</b> 54:16;62:5;67:9 <b>officers (4)</b> 20:5;30:1;46:15; 71:23 <b>old (3)</b> 68:4;70:12;74:3 <b>Omar (1)</b> 33:8 <b>once (8)</b> 5:15;51:12;54:10; 62:13;63:19;67:3; 72:17;77:23 <b>one (29)</b> 12:10,20,23;15:20; 17:20;21:21;27:16; 45:14,15,21,22,25; 52:2,8;53:7;54:9; 56:12,18;64:18;69:7, 21;70:16;72:8;73:2,3, 16;78:18;82:6;84:13 <b>ones (2)</b> 7:11;20:3</p>

<p>27:10;30:4 <b>percent (6)</b> 14:25;26:14;44:3; 69:14,17;84:17 <b>perform (2)</b> 56:5,19 <b>performance (1)</b> 78:20 <b>performed (2)</b> 49:20;56:21 <b>perhaps (1)</b> 51:12 <b>period (8)</b> 8:14;22:22;29:7,18; 30:3,19;46:2;56:22 <b>periods (1)</b> 18:22 <b>Permanently (1)</b> 71:20 <b>permission (1)</b> 82:6 <b>permits (2)</b> 28:22;69:25 <b>person (3)</b> 17:5;28:1;44:18 <b>personal (1)</b> 17:24 <b>personally (4)</b> 21:4;35:12;41:10; 44:18 <b>perspective (2)</b> 57:13;69:9 <b>peruse (1)</b> 39:13 <b>Peter (9)</b> 49:3,8,23;53:7,13, 24;66:14;67:2,13 <b>phase (3)</b> 34:15;55:24;57:15 <b>phases (3)</b> 15:20;54:8,22 <b>Phoenix (1)</b> 15:4 <b>photos (3)</b> 54:25;56:2;57:5 <b>pick (1)</b> 72:15 <b>picture (4)</b> 57:16,19;59:4,6 <b>pictures (4)</b> 33:22;57:22;58:23; 60:20 <b>pieces (1)</b> 18:11 <b>pivoting (1)</b> 14:4 <b>place (5)</b> 10:13;60:17,18; 63:20;74:13 <b>places (1)</b> 73:18 <b>plan (29)</b> 12:25;13:21;14:23;</p>	<p>18:16;23:12,12;25:10, 20,25;30:16;36:18; 49:18,19,22,23,23,25; 50:1,2;52:8,18;53:18, 25;54:11,12;57:15; 59:10,16;70:24 <b>planned (2)</b> 10:7;78:19 <b>planner/landscape (1)</b> 69:13 <b>planning (4)</b> 13:15;14:24;63:5; 64:6 <b>plans (4)</b> 28:13;51:7;61:2; 72:3 <b>plant (1)</b> 59:17 <b>planting (1)</b> 70:19 <b>plants (3)</b> 59:12,17;70:19 <b>platform (4)</b> 14:12;15:2;50:7; 74:10 <b>play (4)</b> 71:6;73:20;74:1,6 <b>played (1)</b> 14:14 <b>players (1)</b> 27:6 <b>playing (2)</b> 65:5;73:22 <b>pleased (3)</b> 56:2;57:13;61:6 <b>pleasure (1)</b> 12:9 <b>Pledge (1)</b> 3:7 <b>plug (1)</b> 77:11 <b>plumbing (3)</b> 34:17;39:23;55:7 <b>plywood (3)</b> 32:1,8;60:5 <b>pm (3)</b> 2:21;54:4;85:8 <b>pocket (1)</b> 37:22 <b>point (9)</b> 10:24;14:24;16:7,25; 17:19;28:1;29:1;36:24; 37:22 <b>pointing (1)</b> 24:4 <b>police (1)</b> 71:23 <b>pool (1)</b> 18:12 <b>popping (1)</b> 27:17 <b>popular (1)</b> 21:23</p>	<p><b>population (1)</b> 77:4 <b>portion (3)</b> 14:22,25;57:14 <b>position (3)</b> 14:7,9;26:21 <b>positioned (2)</b> 23:10;73:4 <b>positive (1)</b> 56:10 <b>post (2)</b> 5:7;69:3 <b>Posterwho (1)</b> 69:8 <b>postscript (1)</b> 31:24 <b>potential (3)</b> 45:10;56:11;80:3 <b>potentially (1)</b> 83:7 <b>pots (1)</b> 70:19 <b>pre (1)</b> 8:10 <b>predominantly (1)</b> 65:16 <b>preference (1)</b> 81:23 <b>preferences (1)</b> 72:20 <b>preliminary (1)</b> 21:2 <b>prepared (2)</b> 34:24;45:20 <b>presence (1)</b> 7:16 <b>PRESENT (5)</b> 2:1,8;12:13;22:7; 40:19 <b>presentation (8)</b> 9:21;11:17;39:9; 49:2;67:2;74:19;75:24; 81:16 <b>presented (3)</b> 54:4;65:10;66:17 <b>presenting (2)</b> 24:23;70:25 <b>preserve (2)</b> 57:11;58:12 <b>preserving (1)</b> 34:19 <b>Presidio (9)</b> 48:3;68:3,6,13,17; 69:20;71:15,15;74:9 <b>pretty (18)</b> 7:2,5;13:24;14:9,14; 19:1;20:19,20;21:1; 25:8,12,20,22;27:6,11; 28:7;69:18;70:5 <b>prevent (2)</b> 56:5;58:14 <b>previous (2)</b> 21:19,19</p>	<p><b>previously (2)</b> 8:16;15:24 <b>prices (1)</b> 34:14 <b>Pricing's (2)</b> 25:14,14 <b>pride (1)</b> 66:20 <b>primarily (1)</b> 51:11 <b>prime (3)</b> 57:23;58:12,13 <b>primer (2)</b> 58:17;60:11 <b>privilege (2)</b> 10:23;54:6 <b>probably (17)</b> 5:11;7:7;11:6;13:2, 19,21;21:8;22:1,3; 28:19;33:17;42:9;43:4; 54:4;66:16;70:24;80:8 <b>problems (1)</b> 35:4 <b>process (15)</b> 10:10,14;11:8,11; 13:2,17;25:8,13;26:2, 18,18;60:11;63:2,8; 70:1 <b>produce (2)</b> 68:1;77:20 <b>product (2)</b> 18:7;71:1 <b>professional (2)</b> 55:25;56:23 <b>professionals (1)</b> 64:2 <b>program (1)</b> 15:1 <b>programming (5)</b> 49:21;61:14;62:1; 63:1,14 <b>progress (4)</b> 12:13;49:9;66:18,18 <b>project (49)</b> 6:4;8:16,17;10:1,17; 11:4;12:12,19;13:5,25; 14:5,10,16,18;18:24, 24;21:19,19,20,22; 27:2,21;28:7;30:19; 31:18,23;32:19,22; 34:25;38:18;39:10; 40:21;41:4,10;48:18; 50:7;67:14;68:4,13,21, 22;69:1,4;70:2,3,11; 74:12,25;75:5 <b>projected (1)</b> 6:16 <b>projections (1)</b> 36:3 <b>projects (11)</b> 6:10,12;7:11,25;8:1; 14:2;27:19;55:14,14; 65:15;71:6</p>	<p><b>promoting (1)</b> 61:24 <b>properly (1)</b> 46:14 <b>properties (1)</b> 10:4 <b>property (10)</b> 8:23;10:6;21:13; 35:22,25;42:22;58:22; 60:22;61:1,5 <b>propos (1)</b> 8:15 <b>proposals (2)</b> 36:5;37:11 <b>proposed (1)</b> 50:2 <b>proposing (1)</b> 79:8 <b>proposition (1)</b> 5:5 <b>prospective (2)</b> 18:8;54:13 <b>proud (1)</b> 47:20 <b>proven (1)</b> 27:25 <b>provide (1)</b> 60:7 <b>providing (2)</b> 15:6;60:1 <b>public (6)</b> 4:20;8:10;15:11; 33:18;68:22;74:25 <b>publicly (1)</b> 22:19 <b>publish (1)</b> 29:19 <b>pull (2)</b> 33:20;82:22 <b>pulled (1)</b> 59:15 <b>purpose (1)</b> 50:18 <b>pushed (1)</b> 6:10 <b>pushing (2)</b> 80:9,12 <b>put (18)</b> 10:2,8;13:15;16:18; 18:15;20:14;21:14; 22:8;23:8;24:19;25:9; 34:19,24;40:3;42:16; 68:22;80:24;81:8 <b>puts (1)</b> 26:20 <b>putting (6)</b> 10:16;28:2;34:22; 43:8;58:21;80:6</p>
<b>Q</b>				
<b>quadruple (1)</b> 13:20				

<p><b>quality (3)</b> 15:12;18:7;44:17</p> <p><b>quarter (2)</b> 77:3,5</p> <p><b>quick (6)</b> 8:9;9:21,21,25;11:3; 28:12</p> <p><b>quicker (1)</b> 74:24</p> <p><b>quickly (6)</b> 19:24;20:11;36:16; 72:23;73:13;82:22</p> <p><b>quite (3)</b> 21:21;69:16;72:14</p> <p><b>quorum (3)</b> 3:19;39:11;48:5</p>	<p>51:21;69:2</p> <p><b>really (60)</b> 6:9;7:11,19,21;8:14, 15;12:25;13:3;14:1,10, 16,18,21;16:5;17:11, 20;19:2,4,23;20:2,17, 24;24:8;26:8,13,14,19, 20,20;28:17;32:18; 39:9;40:11;42:21; 43:13;44:10;47:20; 48:25;49:5;51:22; 53:17,18;57:11;59:2, 10;60:23;62:17;67:25; 69:16;70:20;73:6,17, 19;76:10;79:14,24; 80:6,9,22;84:13</p> <p><b>reason (3)</b> 8:3;26:16;41:20</p> <p><b>reasons (1)</b> 24:1</p> <p><b>recall (1)</b> 58:3</p> <p><b>recap (1)</b> 49:17</p> <p><b>received (1)</b> 69:16</p> <p><b>receiving (1)</b> 83:1</p> <p><b>recently (2)</b> 23:7;56:8</p> <p><b>recess (3)</b> 4:7,13,22</p> <p><b>recognized (1)</b> 64:25</p> <p><b>reconvene (1)</b> 4:24</p> <p><b>record (2)</b> 5:24;72:21</p> <p><b>redesigned (1)</b> 65:15</p> <p><b>redeveloped (1)</b> 65:15</p> <p><b>refer (1)</b> 39:15</p> <p><b>referenced (1)</b> 21:6</p> <p><b>referred (1)</b> 39:18</p> <p><b>referring (1)</b> 62:4</p> <p><b>reflect (1)</b> 51:5</p> <p><b>regarding (1)</b> 59:14</p> <p><b>regional (3)</b> 51:15,18;52:23</p> <p><b>regular (2)</b> 4:12;62:18</p> <p><b>reimburse (1)</b> 43:12</p> <p><b>reimburses (1)</b> 44:3</p> <p><b>REISER (6)</b></p>	<p>76:2,10;80:11,14; 82:4,10</p> <p><b>related (2)</b> 18:16;63:13</p> <p><b>relation (1)</b> 55:6</p> <p><b>relationships (1)</b> 56:17</p> <p><b>relatively (2)</b> 71:7,8</p> <p><b>relied (1)</b> 69:10</p> <p><b>remain (2)</b> 8:17;27:22</p> <p><b>remained (1)</b> 27:22</p> <p><b>remaining (2)</b> 52:14;63:8</p> <p><b>remains (1)</b> 5:22</p> <p><b>remark (1)</b> 44:17</p> <p><b>remarkable (3)</b> 31:16;35:23;83:25</p> <p><b>remarks (1)</b> 21:6</p> <p><b>remediation (1)</b> 54:23</p> <p><b>remember (2)</b> 10:3;83:3</p> <p><b>REMEMBERED (1)</b> 2:16</p> <p><b>remodel (2)</b> 35:2,7</p> <p><b>remote (2)</b> 39:10,14</p> <p><b>remove (2)</b> 60:18;73:14</p> <p><b>removed (3)</b> 59:23;60:5,16</p> <p><b>renovate (2)</b> 17:12;56:1</p> <p><b>renovated (1)</b> 68:19</p> <p><b>renovates (1)</b> 53:19</p> <p><b>renovation (1)</b> 57:15</p> <p><b>repackage (2)</b> 20:23;21:8</p> <p><b>repair (2)</b> 54:24;55:25</p> <p><b>repaired (1)</b> 56:21</p> <p><b>repairs (2)</b> 56:3,20</p> <p><b>Reporter (1)</b> 2:20</p> <p><b>reporting (1)</b> 6:22</p> <p><b>reports (1)</b> 7:13</p> <p><b>representatives (1)</b></p>	<p>54:3</p> <p><b>representing (1)</b> 61:22</p> <p><b>Repucci (1)</b> 64:3</p> <p><b>reputation (2)</b> 50:25;76:21</p> <p><b>request (4)</b> 20:3,9;23:21,23</p> <p><b>requested (1)</b> 73:25</p> <p><b>require (1)</b> 10:9</p> <p><b>required (3)</b> 22:22;48:5;54:5</p> <p><b>requirements (5)</b> 13:7;20:9;23:8;24:3, 13</p> <p><b>requires (2)</b> 8:24,25</p> <p><b>Residency (5)</b> 51:7,17;52:5,23;61:8</p> <p><b>residential (2)</b> 19:11,12</p> <p><b>residents (1)</b> 56:11</p> <p><b>resource (2)</b> 64:19;84:3</p> <p><b>resources (1)</b> 40:22</p> <p><b>Respectfully (1)</b> 7:14</p> <p><b>response (6)</b> 8:6;10:5;31:1;45:6; 75:20;83:22</p> <p><b>responses (1)</b> 66:17</p> <p><b>responsibility (1)</b> 73:11</p> <p><b>rest (2)</b> 53:25;70:23</p> <p><b>restaurant (28)</b> 13:14;32:13,14,16, 22;43:1;44:11;51:8,8, 17;52:6;61:8,9;65:17, 19;68:18;76:19;78:8, 20,23;79:2,3,12;81:6; 82:21;83:14,14,22</p> <p><b>restaurants (15)</b> 7:9;35:10,11;41:17; 51:4;52:6;77:23;78:1, 10;81:5,19;82:7;83:5, 8;84:10</p> <p><b>restaurants/bar (1)</b> 7:11</p> <p><b>restaurateur (2)</b> 42:11;61:7</p> <p><b>restore (1)</b> 60:25</p> <p><b>restricted (1)</b> 6:2</p> <p><b>resume (1)</b> 66:9</p>	<p><b>retail (7)</b> 7:10,14,15,17;18:22; 19:14;83:3</p> <p><b>retain (1)</b> 14:25</p> <p><b>rethink (1)</b> 24:18</p> <p><b>reveal (1)</b> 84:6</p> <p><b>revenue (7)</b> 5:16;7:12,22;22:25; 82:21;83:2,2</p> <p><b>revenues (2)</b> 5:22;6:18</p> <p><b>review (4)</b> 10:10;24:9;25:18; 26:2</p> <p><b>revolves (1)</b> 28:17</p> <p><b>rewards (1)</b> 83:1</p> <p><b>RFP (1)</b> 10:5</p> <p><b>rich (1)</b> 83:1</p> <p><b>Richie (1)</b> 63:14</p> <p><b>Rick (1)</b> 64:4</p> <p><b>right (50)</b> 5:4;8:11;9:14,18,19; 12:6;14:11;16:7,7; 17:2,16,24;19:13; 21:24;25:2;26:11;27:5; 29:2;33:23;34:24; 38:12,14;39:6,22;40:1; 43:5,6,9;44:19;45:23; 46:4;52:21;54:16;55:4; 56:12;57:1,6;58:10,18; 66:16,18,19;69:2;74:6; 75:2,4;79:18;80:17; 83:10;84:8</p> <p><b>Rio (29)</b> 2:17;3:2;10:25; 12:11;19:16;22:11,16; 23:17,21;40:7;42:8; 54:16;55:12;58:21; 62:5;68:3,19,25;69:5; 71:11;75:11,25;79:8; 81:8,8,18,19,20;84:4</p> <p><b>RN (1)</b> 62:20</p> <p><b>road (1)</b> 27:5</p> <p><b>rock (1)</b> 53:13</p> <p><b>role (2)</b> 23:18;65:5</p> <p><b>roll (4)</b> 3:8;31:3;47:1;71:17</p> <p><b>roof (3)</b> 32:14;56:3;74:10</p> <p><b>roofs (3)</b></p>
<b>R</b>				
<p><b>RAH (1)</b> 64:3</p> <p><b>raise (1)</b> 39:2</p> <p><b>raised (2)</b> 26:24;74:10</p> <p><b>raising (1)</b> 66:6</p> <p><b>rally (1)</b> 62:11</p> <p><b>ran (1)</b> 78:13</p> <p><b>Randi (13)</b> 49:3;54:1;56:15; 59:11;61:8,11;62:18; 63:16,23;64:22;66:3, 14;67:1</p> <p><b>Randi's (1)</b> 65:1</p> <p><b>range (1)</b> 7:5</p> <p><b>rapidly (1)</b> 21:7</p> <p><b>rather (1)</b> 58:15</p> <p><b>reach (3)</b> 31:19;69:3;84:23</p> <p><b>read (1)</b> 7:13</p> <p><b>ready (7)</b> 11:1,1,4;32:25; 54:13;56:9;83:23</p> <p><b>real (7)</b> 25:10;28:1,7;57:18; 59:2;63:11;64:18</p> <p><b>realistic (1)</b> 27:11</p> <p><b>realistically (3)</b> 35:1;36:4,5</p> <p><b>reality (1)</b> 14:3</p> <p><b>realize (1)</b> 7:20</p> <p><b>realized (2)</b></p>				

54:20,23;73:5 <b>rooftop (1)</b> 18:12 <b>rooted (1)</b> 51:10 <b>rooting (1)</b> 66:22 <b>route (1)</b> 21:23 <b>RPR (1)</b> 2:19 <b>RUEDA (23)</b> 33:8,14,23;34:6,12; 36:3,14,18;37:7,10,17, 23;38:3,8,13,16,24; 39:20;40:23;41:1,5; 44:16;47:23 <b>run (8)</b> 9:2;17:16;33:2,3,4; 34:4,10;77:16 <b>running (5)</b> 7:4;8:2;28:25;77:3; 78:4 <b>Ryan (1)</b> 64:3	73:25 <b>Schwabes (1)</b> 42:20 <b>scrape (1)</b> 54:24 <b>scratch (1)</b> 20:25 <b>screen (9)</b> 9:9,9,14,19;49:12; 53:24;72:13,15,19 <b>scroll (1)</b> 80:21 <b>scrolls (1)</b> 80:22 <b>season (1)</b> 56:4 <b>seats (1)</b> 71:25 <b>Second (16)</b> 4:2,15;5:1;6:8; 16:14;30:7,12,21,21, 24;44:8;45:4;46:17,20, 21;85:5 <b>seconded (5)</b> 4:4,17;5:3;31:14; 85:7 <b>secondly (1)</b> 81:21 <b>Secretary (1)</b> 2:3 <b>secure (1)</b> 54:23 <b>security (2)</b> 59:23;60:6 <b>seeing (4)</b> 7:5;9:15,18;58:25 <b>seek (1)</b> 44:24 <b>seem (1)</b> 7:9 <b>seems (1)</b> 21:23 <b>seepage (1)</b> 58:14 <b>sees (1)</b> 20:16 <b>selected (3)</b> 56:18;60:9;70:11 <b>selecting (1)</b> 62:4 <b>sell (1)</b> 82:7 <b>send (3)</b> 32:8;33:13;67:9 <b>sent (5)</b> 33:9,10,14;37:5; 39:12 <b>September (1)</b> 78:18 <b>seriously (1)</b> 15:18 <b>serve (3)</b> 50:7;53:11;82:7	<b>service (2)</b> 6:3;53:17 <b>services (1)</b> 15:19 <b>session (2)</b> 4:7,9 <b>set (3)</b> 4:6;5:23;76:18 <b>seven (6)</b> 37:2,18;50:5;51:3; 52:21;62:4 <b>several (3)</b> 7:21;56:18;65:15 <b>shade (6)</b> 68:8;70:18;71:22,25; 73:17;74:14 <b>Shame (2)</b> 71:12,13 <b>Shane (9)</b> 61:23;62:10,14; 64:22;75:16,17,21,24; 83:10 <b>shape (2)</b> 6:20;49:1 <b>share (12)</b> 9:9,9,14;16:2;49:12, 16;53:24;56:6;57:14; 62:14;66:8;72:12 <b>shared (10)</b> 18:10;61:11;62:18; 63:4;65:23;72:13,15, 19;76:23;84:14 <b>sharing (2)</b> 10:22;32:6 <b>Sheafe (47)</b> 2:4;3:4,5,9,10;20:19; 23:3,15;24:5,11;26:23; 27:9;28:9;29:2,4,8,13; 30:7,12,23;31:8,9,24; 33:16;37:4,15,21,24; 38:6,10,14,20,25;39:5; 43:24;44:5;45:20; 46:13,18;47:7,8,12,17, 20;48:8;67:1;72:14 <b>sheet (3)</b> 14:7;32:2,3 <b>shell (2)</b> 34:19;41:16 <b>shine (1)</b> 67:15 <b>shook (1)</b> 12:23 <b>shop (3)</b> 35:12,16;62:2 <b>short (3)</b> 25:23;28:1;79:23 <b>shot (2)</b> 3:6;16:22 <b>show (21)</b> 10:10,11;11:7;16:14; 33:1,9,19;49:13;54:13; 55:19;56:2,9,22;57:23; 69:21;72:2,4,8;78:5,	21;80:3 <b>showcase (1)</b> 66:1 <b>showcasing (1)</b> 52:15 <b>showed (5)</b> 19:10;62:12;63:16, 18;78:15 <b>showing (3)</b> 26:9;53:19;54:25 <b>showpiece (1)</b> 47:19 <b>shows (7)</b> 6:14;27:4,4;55:11; 58:20;82:18;83:1 <b>shut (1)</b> 71:19 <b>side (20)</b> 7:17;14:13;24:15; 25:17;37:16,17;42:17; 52:2,4;53:3,15;54:18; 67:23;73:1,4,9,13,21; 78:17;83:8 <b>sides (2)</b> 60:1;74:10 <b>sidewalks (3)</b> 70:13,13,16 <b>sign (4)</b> 39:16;45:12;60:24; 61:1 <b>signage (1)</b> 63:20 <b>signed (5)</b> 49:11;53:22;54:10; 61:7;77:17 <b>significant (4)</b> 26:22;28:22,22;58:8 <b>signing (1)</b> 63:8 <b>signs (4)</b> 46:10;55:5,8;60:2 <b>similar (1)</b> 18:6 <b>simple (2)</b> 43:13;60:7 <b>simply (2)</b> 23:18;42:15 <b>single (2)</b> 19:11;44:19 <b>singular (1)</b> 50:15 <b>site (26)</b> 8:8;12:18;13:12; 18:16,16;19:2;52:7,18; 58:5,9;59:8,13,18,19; 61:10,14;62:15,16,19; 63:1,6,6;64:11;65:25; 66:2,4 <b>sites (3)</b> 15:3,17;59:14 <b>sitting (1)</b> 75:9 <b>situation (2)</b>	22:18;33:11 <b>Six (3)</b> 27:16;63:17;73:3 <b>size (1)</b> 78:9 <b>skills (1)</b> 32:20 <b>slide (10)</b> 16:3,14;17:17;18:17, 18;33:1,9;49:13;72:8, 18 <b>slides (6)</b> 12:4;32:17;67:23; 68:1;72:2,5 <b>slip (1)</b> 37:1 <b>Sloan (1)</b> 22:15 <b>Sloane (27)</b> 8:8,10,17;9:22;10:4, 11,16,21;11:14,16; 12:3;20:3,18;21:13,18; 22:18,18;24:24;25:4,5; 26:4,23;30:11,25; 31:16,24;43:7 <b>Sloane's (3)</b> 23:11;25:1;43:8 <b>slow (3)</b> 22:2,5;84:15 <b>small (5)</b> 15:14;51:21;67:24; 71:7,8 <b>smoothing (1)</b> 27:18 <b>snowbirds (1)</b> 84:11 <b>social (1)</b> 77:5 <b>society (1)</b> 34:1 <b>soft (3)</b> 18:20;28:13;70:20 <b>Sol (1)</b> 61:20 <b>solar (1)</b> 59:25 <b>solid (1)</b> 13:25 <b>solve (1)</b> 42:8 <b>solved (1)</b> 26:16 <b>somebody (1)</b> 57:9 <b>somehow (1)</b> 12:14 <b>someone (5)</b> 4:23;17:7;40:11; 67:8;76:4 <b>sometime (2)</b> 57:16;58:23 <b>somewhat (1)</b> 24:19
<b>S</b>				
<b>safe (2)</b> 8:13;26:5 <b>saguaro (1)</b> 17:2 <b>salaries (1)</b> 36:9 <b>sales (2)</b> 7:3;18:21 <b>Sam (3)</b> 61:23;62:10,14 <b>same (3)</b> 5:23;63:6;81:10 <b>sand (1)</b> 28:23 <b>sandwich (2)</b> 67:3,7 <b>Sanner (1)</b> 61:7 <b>saving (1)</b> 55:13 <b>savvy (1)</b> 65:2 <b>saw (4)</b> 8:8;21:17;32:12; 35:16 <b>saying (3)</b> 14:15;24:17;26:25 <b>scale (3)</b> 17:19;20:20;31:17 <b>scene (6)</b> 61:18,23,25;62:22; 76:19;83:24 <b>scheduled (1)</b> 6:5 <b>Schneider (1)</b>				

<p><b>Sonora (1)</b> 62:7</p> <p><b>Sonoran (1)</b> 83:14</p> <p><b>soon (2)</b> 58:15;61:3</p> <p><b>sophisticated (3)</b> 25:8,22;27:6</p> <p><b>sorry (4)</b> 11:9;41:22;47:13; 72:23</p> <p><b>sort (5)</b> 18:9;19:9;20:25; 21:8;67:7</p> <p><b>sounds (2)</b> 43:1;48:22</p> <p><b>source (1)</b> 83:2</p> <p><b>south (4)</b> 68:15;73:1,4;78:17</p> <p><b>southeast (1)</b> 16:5</p> <p><b>space (16)</b> 13:20;15:10,11,12; 17:4,7,14;18:10;19:14; 38:7,11;51:22;52:4; 53:21;65:16;79:21</p> <p><b>Spaces (2)</b> 68:22;75:1</p> <p><b>speak (4)</b> 22:9;41:8;53:13; 79:21</p> <p><b>SPEAKER (1)</b> 9:12</p> <p><b>speaking (2)</b> 34:11;67:25</p> <p><b>speaks (1)</b> 27:21</p> <p><b>spec (1)</b> 36:10</p> <p><b>special (2)</b> 51:10;73:20</p> <p><b>specific (1)</b> 22:24</p> <p><b>specifically (1)</b> 19:6</p> <p><b>spend (3)</b> 32:2;38:6,10</p> <p><b>spent (6)</b> 14:11;17:20;25:10; 27:23,23;39:25</p> <p><b>spew (1)</b> 7:22</p> <p><b>spirits (1)</b> 51:17</p> <p><b>spoke (1)</b> 61:9</p> <p><b>spoken (1)</b> 49:18</p> <p><b>sponsored (1)</b> 79:5</p> <p><b>sponsoring (1)</b> 80:23</p>	<p><b>spot (2)</b> 23:22;48:12</p> <p><b>spotlight (1)</b> 67:14</p> <p><b>spotty (1)</b> 48:14</p> <p><b>spreadsheet (1)</b> 82:18</p> <p><b>square (4)</b> 13:13;18:14,19; 27:10</p> <p><b>staff (1)</b> 36:13</p> <p><b>stage (1)</b> 53:10</p> <p><b>stages (1)</b> 79:18</p> <p><b>stakeholder (1)</b> 13:8</p> <p><b>stakeholders (3)</b> 16:12;69:15,20</p> <p><b>stand (1)</b> 14:6</p> <p><b>standing (2)</b> 3:21;72:25</p> <p><b>standup (2)</b> 73:15,22</p> <p><b>stare (1)</b> 81:13</p> <p><b>stark (1)</b> 58:16</p> <p><b>start (6)</b> 7:7;11:2;20:22,25; 21:10;49:12</p> <p><b>started (3)</b> 9:11;25:13;68:21</p> <p><b>starting (1)</b> 73:1</p> <p><b>State (3)</b> 2:18;7:3;51:20</p> <p><b>statements (1)</b> 76:18</p> <p><b>stats (1)</b> 49:21</p> <p><b>statutory (1)</b> 20:8</p> <p><b>stay (1)</b> 6:18</p> <p><b>stayed (1)</b> 78:25</p> <p><b>Stebe (1)</b> 69:13</p> <p><b>step (1)</b> 76:21</p> <p><b>stick (2)</b> 48:7,8</p> <p><b>still (6)</b> 5:17;27:20;40:4; 46:7;50:2;73:11</p> <p><b>stipulated (1)</b> 38:16</p> <p><b>stocked (1)</b> 51:16</p>	<p><b>stop (2)</b> 16:9,10</p> <p><b>stopping (1)</b> 16:6</p> <p><b>stores (2)</b> 7:8,20</p> <p><b>storm (6)</b> 31:25;42:13,13,15, 17,19</p> <p><b>story (2)</b> 50:11;72:10</p> <p><b>straight (1)</b> 35:15</p> <p><b>strategic (1)</b> 77:18</p> <p><b>street (17)</b> 16:21;17:24,25; 53:16;59:24;60:13; 71:18,19;72:3,25;73:5, 7,9,10,16;76:5;78:16</p> <p><b>streetcar (3)</b> 82:1,2,12</p> <p><b>streety (1)</b> 74:11</p> <p><b>streets (1)</b> 73:23</p> <p><b>strength (1)</b> 27:21</p> <p><b>strong (4)</b> 7:10;8:15;14:9; 56:10</p> <p><b>structure (1)</b> 55:12</p> <p><b>stuck (1)</b> 46:2</p> <p><b>studies (1)</b> 13:3</p> <p><b>study (2)</b> 20:23;24:20</p> <p><b>stuff (5)</b> 76:11;77:22;78:19, 20;83:8</p> <p><b>subcontract (1)</b> 36:20</p> <p><b>subcontracting (2)</b> 41:7;43:15</p> <p><b>subcontractors (1)</b> 43:10</p> <p><b>subcontractor's (1)</b> 44:4</p> <p><b>subject (12)</b> 20:7;22:15,20,22; 24:3;26:25;29:12,16, 17,22;30:2;45:10</p> <p><b>submitted (2)</b> 37:11;40:7</p> <p><b>subscriber (1)</b> 77:7</p> <p><b>substantially (1)</b> 66:13</p> <p><b>subtractions (1)</b> 25:16</p> <p><b>success (1)</b></p>	<p>84:21</p> <p><b>successful (3)</b> 30:3,18;78:13</p> <p><b>suffer (1)</b> 5:10</p> <p><b>suggest (1)</b> 43:10</p> <p><b>suggested (1)</b> 20:6</p> <p><b>suggesting (1)</b> 29:8</p> <p><b>suggestion (2)</b> 42:7;43:2</p> <p><b>summary (2)</b> 9:25;37:15</p> <p><b>Sunshine (5)</b> 14:17;19:2;49:8; 50:6;51:3</p> <p><b>super (1)</b> 76:14</p> <p><b>supplies (2)</b> 36:13;40:16</p> <p><b>support (5)</b> 43:17;50:23;52:5; 77:12;81:14</p> <p><b>supporting (2)</b> 76:19;79:9</p> <p><b>suppose (1)</b> 65:9</p> <p><b>sure (12)</b> 11:10;20:15;34:12; 39:9,10;42:1,5;43:21; 46:7;48:14;78:2;80:14</p> <p><b>surpassed (1)</b> 34:23</p> <p><b>surprise (2)</b> 65:18;78:14</p> <p><b>surprised (1)</b> 75:7</p> <p><b>surprising (1)</b> 79:11</p> <p><b>sweet (1)</b> 81:8</p> <p><b>SYLVAN (14)</b> 9:4,6,13,18;11:20,22, 24;12:2,7;19:8;20:1; 23:15;25:1;32:10</p> <p><b>system (3)</b> 39:24;40:3;72:20</p>	<p>44:11</p> <p><b>talk (10)</b> 33:1;34:5;48:21; 49:21;54:21;57:24; 58:4,11;65:3;76:15</p> <p><b>talked (3)</b> 14:20;71:5;74:20</p> <p><b>talking (7)</b> 23:7,14;28:11;46:6; 62:10,21,23</p> <p><b>taste (2)</b> 82:11;83:15</p> <p><b>tax (6)</b> 7:4,22;8:23;10:23; 62:20;81:7</p> <p><b>TCC (2)</b> 64:20;80:13</p> <p><b>teach (1)</b> 52:3</p> <p><b>teaching (1)</b> 51:25</p> <p><b>team (5)</b> 10:4;51:10;56:23; 61:2;77:8</p> <p><b>teams (1)</b> 55:25</p> <p><b>tech (1)</b> 15:12</p> <p><b>technically (1)</b> 29:6</p> <p><b>technology (1)</b> 20:14</p> <p><b>tedious (1)</b> 33:24</p> <p><b>tells (1)</b> 14:7</p> <p><b>temporary (1)</b> 73:10</p> <p><b>tenacity (1)</b> 31:16</p> <p><b>tenants (2)</b> 42:21;54:14</p> <p><b>terms (4)</b> 15:18;25:23;78:22; 79:9</p> <p><b>Terrell (2)</b> 64:5,5</p> <p><b>terrible (1)</b> 35:22</p> <p><b>test (1)</b> 67:8</p> <p><b>thankful (4)</b> 56:14,16;61:19;64:2</p> <p><b>thanks (7)</b> 3:23;9:13;32:10; 49:6;70:2;76:2;85:1</p> <p><b>thee (1)</b> 55:13</p> <p><b>Therefore (1)</b> 59:13</p> <p><b>there'll (1)</b> 53:4</p> <p><b>THOMAS (1)</b></p>
			<b>T</b>	
				<p><b>table (3)</b> 18:9;38:21;73:21</p> <p><b>tables (3)</b> 39:16;40:16;73:14</p> <p><b>Tabu (2)</b> 32:12;44:2</p> <p><b>tacking (1)</b> 24:13</p> <p><b>tackling (1)</b> 21:22</p> <p><b>tacos (1)</b></p>

2:19 <b>though (4)</b> 26:1;34:8;45:13; 56:7 <b>thought (1)</b> 72:12 <b>thoughtful (2)</b> 16:6;59:2 <b>three (7)</b> 39:20,21;51:8;53:6; 63:7;69:24;73:3 <b>thrilled (3)</b> 61:21;62:8;66:1 <b>throughout (2)</b> 55:9;74:12 <b>throw (2)</b> 48:16;77:23 <b>thus (1)</b> 16:20 <b>tied (1)</b> 24:19 <b>ties (1)</b> 17:9 <b>TIF (2)</b> 5:16,22 <b>tight (2)</b> 24:22;34:25 <b>tighten (1)</b> 29:22 <b>tile (2)</b> 55:18;57:8 <b>Tim (2)</b> 2:11;45:23 <b>timeframe (1)</b> 28:10 <b>timeline (2)</b> 21:17;66:23 <b>times (4)</b> 11:7;21:21;42:20; 48:25 <b>timing (4)</b> 28:17,25;32:23;69:2 <b>Tindal (1)</b> 8:12 <b>tint (4)</b> 57:23;58:12,16; 60:11 <b>title (2)</b> 10:21;61:21 <b>today (23)</b> 3:18;8:22;10:12; 14:6;20:3,9;23:2,25; 28:11,21;29:13,16,24; 37:24;38:2,3;49:17; 54:6;56:13;59:8;67:25; 68:1;74:20 <b>today's (2)</b> 27:11;75:8 <b>together (14)</b> 10:2,8,16;18:15; 21:15;48:18;67:6; 68:23;69:7;76:23; 77:21;78:5;80:6,24	<b>toilets (1)</b> 55:7 <b>Tom (1)</b> 3:23 <b>ton (2)</b> 42:22;53:12 <b>took (9)</b> 35:15;54:22;60:17; 69:15;75:1;76:17; 77:12;78:9;79:4 <b>top (2)</b> 35:15;57:10 <b>tore (1)</b> 34:18 <b>torrential (1)</b> 56:8 <b>total (2)</b> 18:20;38:4 <b>touch (1)</b> 64:16 <b>towards (4)</b> 12:19;14:4;16:5; 55:1 <b>town (4)</b> 67:23;77:24;78:24; 79:12 <b>TPT (2)</b> 18:22,23 <b>train (1)</b> 75:14 <b>transacting (1)</b> 65:9 <b>transaction (1)</b> 10:23 <b>Transamerica (1)</b> 68:20 <b>transcript (1)</b> 3:22 <b>transform (2)</b> 50:2;54:11 <b>transformation (2)</b> 54:9;64:13 <b>transformative (1)</b> 49:6 <b>transforming (1)</b> 77:9 <b>transparently (1)</b> 63:5 <b>transportation (1)</b> 16:24 <b>trash (2)</b> 59:20;60:15 <b>travel (2)</b> 83:20,20 <b>traveling (2)</b> 3:17,18 <b>Treasurer (1)</b> 2:4 <b>treat (1)</b> 59:15 <b>treatment (1)</b> 73:6 <b>treatments (1)</b>	74:12 <b>trees (6)</b> 16:8;17:3;35:15,17, 19;59:20 <b>tremendous (1)</b> 64:9 <b>trending (1)</b> 82:21 <b>trespassing (1)</b> 60:2 <b>tried (1)</b> 21:20 <b>trimmed (1)</b> 59:21 <b>triple (1)</b> 13:19 <b>truck (1)</b> 62:11 <b>truckload (1)</b> 32:1 <b>trucks (1)</b> 73:11 <b>true (1)</b> 42:2 <b>trued (1)</b> 19:19 <b>try (6)</b> 9:13;34:7;41:21; 67:5;79:25;80:2 <b>trying (3)</b> 14:8;72:12;77:20 <b>Tucson (61)</b> 2:18;7:15;12:11; 31:23;48:4;49:10;50:3, 4,8,13,14,16,19,19,23, 25;51:5;56:8;59:11; 61:18,18,22,23,24; 62:10,22,24;63:15; 64:11,23;65:3,9,21,22; 66:7;67:5,15;68:16; 75:18,19,20;76:13,14, 21;77:3,9,14,19;79:1,4, 17,25;80:5,19;81:9; 82:1,11;83:11,13,21,23 <small>tucsonastronomycollectivecom (1)</small> 63:22 <b>Tucson's (3)</b> 50:9,11,24 <b>turn (3)</b> 9:22;11:14;28:14 <b>turning (2)</b> 16:16;84:12 <b>turns (1)</b> 81:9 <b>two (15)</b> 15:3,20;29:22;30:17; 35:2;40:1,25;51:19,19; 52:22;57:22;61:10; 68:24;69:24;74:3 <b>type (1)</b> 18:7 <b>typical (2)</b> 57:18;83:21	<b>typically (2)</b> 4:9;84:15  <b>U</b>  <b>Ubers (1)</b> 16:8 <b>ultimately (3)</b> 16:17;63:5,21 <b>umbrellas (1)</b> 73:15 <b>unanimous (1)</b> 31:15 <b>unanimously (5)</b> 4:4,17;5:3;31:14; 85:7 <b>Unbelievable (1)</b> 66:10 <b>under (1)</b> 45:22 <b>underwrite (1)</b> 21:5 <b>underwriting (1)</b> 26:20 <b>UNESCO (2)</b> 50:16;51:5 <b>unfortunately (1)</b> 48:11 <b>UNIDENTIFIED (1)</b> 9:12 <b>unique (8)</b> 18:2;50:9,21;64:10; 66:5;68:10,11;83:13 <b>universities (1)</b> 14:1 <b>University (4)</b> 79:16;81:22,23;82:5 <b>unknowns (1)</b> 12:22 <b>Unless (3)</b> 3:24;22:23;58:6 <b>unlike (2)</b> 15:24;32:22 <b>unmute (1)</b> 33:7 <b>unusual (1)</b> 44:22 <b>up (48)</b> 4:11;5:5,18;7:22;8:1, 7;9:23;10:23;17:1; 18:23;19:15,19;20:12; 22:2,5;25:2;28:13; 32:2,23;33:20;34:25; 36:9,20;40:15;43:8,11, 12,16;44:3,4;45:11; 46:9;48:10,23;49:1; 58:6,7;59:3;60:5; 65:17,18;72:15;75:24; 78:8,15;79:10,18; 82:22 <b>upcoming (1)</b> 60:10 <b>update (12)</b>	5:6,9;8:9;11:3;48:3, 4;49:9,19,24;63:13; 66:10;67:22 <b>updated (2)</b> 19:19;20:8 <b>updates (2)</b> 48:1;84:25 <b>upgrades (1)</b> 77:22 <b>upgrading (1)</b> 61:4 <b>upwards (1)</b> 84:12 <b>urban (4)</b> 18:7;63:9,11;69:13 <b>URLs (1)</b> 63:23 <b>use (8)</b> 12:19;14:20;17:3,7; 21:22;52:3;63:21; 70:16 <b>used (2)</b> 59:14;62:20 <b>uses (2)</b> 18:15,16 <b>using (5)</b> 15:16;19:2;32:19,20; 62:16 <b>usually (1)</b> 28:17 <b>utilize (1)</b> 53:18
<b>V</b>				
			<b>vagueness (1)</b> 29:20 <b>validate (1)</b> 60:20 <b>Vanna (1)</b> 11:15 <b>various (1)</b> 80:16 <b>vegan (3)</b> 78:14;79:10,12 <b>venues (1)</b> 80:16 <b>verbatim (1)</b> 3:23 <b>vetted (2)</b> 25:7,20 <b>vetting (1)</b> 28:6 <b>via (1)</b> 2:18 <b>vibe (3)</b> 14:17;18:11;44:25 <b>vide (1)</b> 16:1 <b>video (11)</b> 33:13,13,14,19,24; 34:5,18;35:20;36:21; 43:3;50:22	

<p><b>view (2)</b> 17:19;18:2</p> <p><b>viewed (1)</b> 83:11</p> <p><b>Vince (1)</b> 35:6</p> <p><b>VIP (1)</b> 77:21</p> <p><b>virtual (1)</b> 3:3</p> <p><b>vision (7)</b> 50:13;64:23;65:4; 66:2;68:22;69:15; 74:25</p> <p><b>visit (3)</b> 35:25;79:16,25</p> <p><b>visited (1)</b> 42:9</p> <p><b>visitor (1)</b> 68:9</p> <p><b>visitors (3)</b> 50:20;52:9;78:24</p> <p><b>Volvo (3)</b> 8:8;14:23;17:12</p> <p><b>vote (4)</b> 30:17;31:13;45:9; 47:10</p> <p><b>vouchers (1)</b> 77:25</p>	<p>34:14,23;39:5;42:4,4; 43:13,19,20;44:12,14; 51:23;67:2;75:2;76:15; 78:4;80:10,12,15; 82:14;83:9</p> <p><b>ways (3)</b> 53:13;75:4;77:11</p> <p><b>weather (2)</b> 42:16;75:9</p> <p><b>weathered (1)</b> 42:15</p> <p><b>webinar (1)</b> 20:14</p> <p><b>website (3)</b> 5:8;63:21;77:4</p> <p><b>weeds (2)</b> 59:15,20</p> <p><b>week (9)</b> 62:13;78:8,21,23; 79:2,3,13;83:14,15</p> <p><b>weekend (1)</b> 61:20</p> <p><b>weekly (2)</b> 59:22;60:22</p> <p><b>weeks (4)</b> 32:4;37:2;40:1; 57:22</p> <p><b>Weil (5)</b> 79:15,19;80:4;81:21, 24</p> <p><b>weird (1)</b> 17:22</p> <p><b>Welcome (10)</b> 3:2;8:11,12;9:16; 13:1,10;15:24;31:20; 48:1;75:25</p> <p><b>wellness (2)</b> 79:17;80:6</p> <p><b>west (7)</b> 52:21;54:18;58:3; 60:16;62:12;68:14; 78:17</p> <p><b>wham (1)</b> 68:23</p> <p><b>whatnot (1)</b> 28:13</p> <p><b>What's (3)</b> 30:6;53:6;83:6</p> <p><b>Where's (1)</b> 77:1</p> <p><b>wherever (1)</b> 57:9</p> <p><b>White (2)</b> 11:15;58:16</p> <p><b>whole (7)</b> 5:6;20:20;21:8; 31:25;35:1,1;58:5</p> <p><b>who's (1)</b> 63:9</p> <p><b>wild (1)</b> 21:3</p> <p><b>William (1)</b> 64:4</p>	<p><b>Wilmot (1)</b> 83:9</p> <p><b>win (1)</b> 42:11</p> <p><b>winds (1)</b> 13:22</p> <p><b>wines (1)</b> 51:16</p> <p><b>wisdom (1)</b> 31:22</p> <p><b>wise (1)</b> 19:7</p> <p><b>wish (1)</b> 84:20</p> <p><b>within (4)</b> 24:24;69:18;73:13; 81:6</p> <p><b>without (9)</b> 23:18;26:9;38:4; 62:23;64:1;67:16;75:3, 15;85:2</p> <p><b>witness (1)</b> 44:25</p> <p><b>won (1)</b> 8:11</p> <p><b>wondered (1)</b> 64:17</p> <p><b>wonderful (9)</b> 21:12;56:23;61:16; 62:9,22;63:4,16;64:2; 69:7</p> <p><b>WOPPERS (1)</b> 2:19</p> <p><b>work (17)</b> 10:1;18:3,3;25:17, 18;35:13;40:10;43:6; 44:17;49:6,19;56:21, 23;57:8;66:12;69:9; 77:9</p> <p><b>worked (3)</b> 10:18;27:7;57:11</p> <p><b>workforce (1)</b> 12:24</p> <p><b>working (24)</b> 12:16,18;13:23;25:1; 36:12,14,19;37:17; 38:22;39:10,14;41:11; 42:25;53:6;60:25;62:1; 63:14;64:1,3;68:23; 69:6,7,20;83:18</p> <p><b>works (3)</b> 7:25;11:14;79:15</p> <p><b>world (6)</b> 27:12;33:19;51:14; 65:23;79:20;83:24</p> <p><b>worried (1)</b> 24:12</p> <p><b>worth (1)</b> 35:25</p> <p><b>Wow (1)</b> 32:5</p> <p><b>wrap (2)</b> 9:23;21:20</p>	<p><b>wrapped (1)</b> 82:1</p> <p><b>writing (1)</b> 5:7</p> <p><b>wrote (2)</b> 45:18;80:4</p>	<p>2:21</p> <p><b>10 (5)</b> 28:20;48:24;64:23; 65:10;83:4</p> <p><b>100 (4)</b> 14:25;36:8;69:17; 78:11</p> <p><b>10-year (1)</b> 18:21</p> <p><b>12 (4)</b> 41:11;64:23;78:7; 79:9</p> <p><b>15 (2)</b> 4:8;73:13</p> <p><b>150 (5)</b> 27:10;38:15;40:15; 41:25;43:18</p> <p><b>150,000 (1)</b> 43:11</p> <p><b>16 (1)</b> 71:6</p> <p><b>19th (1)</b> 45:1</p> <p><b>1st (1)</b> 69:19</p>	
<b>W</b>			<b>Y</b>	<b>2</b>	
<p><b>wait (5)</b> 22:6;29:14;31:19; 35:7;67:11</p> <p><b>waiting (1)</b> 9:11</p> <p><b>walk (3)</b> 33:1;49:24;53:7</p> <p><b>walkability (1)</b> 75:11</p> <p><b>walkable (3)</b> 16:20;17:15;75:6</p> <p><b>walked (2)</b> 71:14,18</p> <p><b>walls (3)</b> 34:19;37:14;56:20</p> <p><b>wants (1)</b> 45:10</p> <p><b>Washing (3)</b> 71:18,19;73:13</p> <p><b>Washington (4)</b> 72:2,25;73:7;76:5</p> <p><b>watching (1)</b> 9:10</p> <p><b>water (4)</b> 54:21;55:2;56:5; 58:14</p> <p><b>water's (1)</b> 42:18</p> <p><b>way (27)</b> 14:17;16:13;19:2; 20:21;22:1,3;26:22;</p>			<p><b>Yanos (1)</b> 62:23</p> <p><b>yay (1)</b> 12:17</p> <p><b>year (26)</b> 5:18,19,24;6:4,7,11, 14,20;24:6,18;26:15, 15;37:21;51:12;53:23; 57:17;64:12;69:12; 74:2;76:13,17;78:9,10, 11;79:7;84:9</p> <p><b>years (15)</b> 8:3;10:25;18:25; 20:6;21:15;33:25; 64:23;65:10;68:4,20, 24;74:3;75:21;80:5; 83:4</p> <p><b>year-term (1)</b> 23:9</p> <p><b>Yep (1)</b> 12:2</p> <p><b>YMCA (1)</b> 71:10</p>	<p style="text-align: center;"><b>Z</b></p> <p><b>zoning (1)</b> 10:9</p> <p><b>ZOOM (1)</b> 2:18</p>	<p style="text-align: center;"><b>1</b></p> <p><b>1,000 (1)</b> 26:14</p> <p><b>1,200 (1)</b> 78:15</p> <p><b>1.3 (1)</b> 5:18</p> <p><b>1.5 (2)</b> 5:23;38:4</p> <p><b>1.547 (1)</b> 5:21</p> <p><b>1.6 (1)</b> 6:19</p> <p><b>1.7 (1)</b> 10:23</p> <p><b>1.8 (1)</b> 7:1</p> <p><b>1.85 (1)</b> 7:2</p> <p><b>1:00 (1)</b> 54:4</p> <p><b>1:05 (1)</b></p>
				<p><b>20 (3)</b> 77:15;80:4;84:17</p> <p><b>2017 (3)</b> 54:4;65:11,24</p> <p><b>2018 (2)</b> 9:25;19:10</p> <p><b>2019 (5)</b> 10:1,3,7;19:11;68:21</p> <p><b>2020 (1)</b> 68:24</p> <p><b>2022 (4)</b> 10:21,22;68:25;69:5</p> <p><b>2023 (2)</b> 2:20;60:10</p> <p><b>20th (1)</b> 60:10</p> <p><b>25 (6)</b> 10:25;20:6;23:8; 24:5,17;26:15</p> <p><b>250 (1)</b> 78:15</p> <p><b>25th (1)</b> 2:20</p> <p><b>25-year (3)</b> 23:12,16,21</p> <p><b>275 (1)</b> 36:3</p> <p><b>27th (1)</b> 3:23</p> <p><b>28th (2)</b> 54:3;65:11</p>	



<p><b>299 (1)</b> 78:2 <b>2nd (1)</b> 78:18</p>	<p><b>9</b></p>			
<p><b>3</b></p>	<p><b>945 (1)</b> 84:11</p>			
<p><b>3.2 (1)</b> 7:4 <b>3.5 (1)</b> 7:4 <b>3.8 (1)</b> 12:18 <b>3.8-acre (1)</b> 13:12 <b>3:37 (1)</b> 85:8 <b>30 (2)</b> 69:18;74:9 <b>300 (7)</b> 13:12;36:6;37:21; 38:8,9,23;39:18 <b>300,000 (1)</b> 38:11 <b>360-degree (1)</b> 15:7</p>				
<p><b>4</b></p>				
<p><b>40 (1)</b> 83:7 <b>400,000 (1)</b> 13:12</p>				
<p><b>5</b></p>				
<p><b>5% (1)</b> 7:3 <b>50 (3)</b> 44:3;69:14;78:10 <b>500,000 (1)</b> 13:13 <b>50476 (1)</b> 2:20</p>				
<p><b>6</b></p>				
<p><b>60 (2)</b> 29:23;46:2 <b>60-day (3)</b> 29:5;30:19;56:22</p>				
<p><b>7</b></p>				
<p><b>700 (1)</b> 37:22</p>				
<p><b>8</b></p>				
<p><b>8 (1)</b> 74:9 <b>80 (1)</b> 83:6</p>				