

**In The Matter Of:**

*Rio Nuevo  
Board Meeting*

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*4/23/24  
April 23, 2024*

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*Fink & Associates  
6095 E Grant Road  
Tucson, AZ 85712*

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**Min-U-Script® with Word Index**

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3 RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT  
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10 BOARD MEETING VIA ZOOM  
11 Tucson, Arizona  
12 April 23, 2024  
13 1:02 p.m.  
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19  
20  
21 REPORTED BY:  
22 Thomas A. Woppert, RPR  
23 AZ CCR No. 50476  
24  
25

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FINK & ASSOCIATES  
6095 East Grant Road  
Tucson, Arizona 85712  
(520)624-8644

1 CHAIRMAN McCUSKER: Good afternoon, everyone.  
2 Welcome to the April Rio Nuevo meeting.  
3 Brandi, do you have our virtual flag?  
4 Look at that.  
5 You know who's never led this pledge? Tim  
6 Medcoff.  
7 MR. MEDCOFF: All right. I guess -- I guess I  
8 drew the short straw today.  
9 (Pledge of Allegiance)  
10 MR. MARQUEZ: That is in sync right there.  
11 CHAIRMAN McCUSKER: That was as close as we've  
12 ever gotten. I think --  
13 MS. COX: I think he should do it every time.  
14 CHAIRMAN McCUSKER: I think that's a vote.  
15 MR. SHEAFE: He paid attention in the second  
16 grade.  
17 CHAIRMAN McCUSKER: We could get a metronome  
18 practice.  
19 Brandi, you can call the roll, please.  
20 MS. HAGA-BLACKMAN: Tanya Villicana.  
21 MS. VILLICANA: Present. Thank you.  
22 MS. HAGA-BLACKMAN: Edmund Marquez.  
23 MR. MARQUEZ: Here.  
24 MS. HAGA-BLACKMAN: Corky Poster.  
25 MR. POSTER: Here.

1 BOARD MEMBERS PRESENT:  
2 Fletcher McCusker, Chair  
3 Edmund Marquez, Vice Chair  
4 Chris Sheafe, Treasurer  
5 Taunya Villicana, Secretary  
6 Jannie Cox  
7 Sharayah Jimenez  
8 Mike Levin  
9 Corky Poster  
10 Richard Oseran  
11  
12 ALSO PRESENT:  
13 Ms. Brandi Haga-Blackman, Administrative Director  
14 Mr. Timothy Medcoff, Board Counsel  
15 Mr. Dan Meyers, CFO  
16 \* \* \* \*  
17  
18 BE IT REMEMBERED that a meeting of the Board of  
19 Directors of the Rio Nuevo Multipurpose Facilities  
20 District was held via ZOOM, in the City of Tucson, State  
21 of Arizona, before THOMAS A. WOPPERT, RPR, Certified  
22 Reporter No. 50476, on the 23rd day of April 2024,  
23 commencing at the hour of 1:02 p.m.  
24  
25

1 MS. HAGA-BLACKMAN: Chris Sheafe.  
2 MR. SHEAFE: Here.  
3 MS. HAGA-BLACKMAN: Mike Levin.  
4 MR. LEVIN: Here.  
5 MS. HAGA-BLACKMAN: Richard Oseran.  
6 Richard, are you here?  
7 CHAIRMAN McCUSKER: Sound's muted or audio --  
8 MR. MARQUEZ: No, audio's on. It's just not  
9 coming through.  
10 MR. HAMMOND: Yeah, he's not muted.  
11 CHAIRMAN McCUSKER: His mic.  
12 MR. POSTER: Shake your head.  
13 MS. HAGA-BLACKMAN: We see that Richard Oseran  
14 is present.  
15 Jannie Cox.  
16 MS. COX: Here.  
17 MS. HAGA-BLACKMAN: Fletcher McCusker.  
18 CHAIRMAN McCUSKER: I'm here.  
19 So it's probably volume related, Richard. If  
20 you --  
21 MR. OSERAN: Can you hear me now?  
22 CHAIRMAN McCUSKER: Yeah, now we can hear you.  
23 All right. We've bought board meeting minutes  
24 from the March 26th meeting. They've been distributed in  
25 advance. It's a verbatim transcript. Unless you have a

Page 5

1 change or modification, I just need a position to approve.  
2 **MR. LEVIN:** So moved.  
3 **MS. COX:** Second.  
4 **CHAIRMAN McCUSKER:** All in favor say aye.  
5 (Motion made, seconded and passed unanimously).  
6 **CHAIRMAN McCUSKER:** Okay. The minutes pass.  
7 This is the time we set aside for executive  
8 session. We need a motion to recess.  
9 **MS. COX:** So moved.  
10 **MR. LEVIN:** Second.  
11 **CHAIRMAN McCUSKER:** All in favor say aye.  
12 (Motion made, seconded and passed unanimously).  
13 **CHAIRMAN McCUSKER:** All right. We've got a few  
14 people on in the meeting. We always go into exec first.  
15 We should be back right at 2 o'clock. You can hang out or  
16 sign back in. We're going to click out.  
17 Members, click out of this meeting, go to the  
18 executive session.  
19 We'll be back in 50 minutes.  
20 (Recess  
21 **CHAIRMAN McCUSKER:** We have a quorum. I can  
22 have a motion to reconvene.  
23 **MS. COX:** So moved.  
24 **MR. POSTER:** Second.  
25 **CHAIRMAN McCUSKER:** All in favor say aye.

Page 6

1 (Motion made, seconded and passed unanimously).  
2 **CHAIRMAN McCUSKER:** Thank you, everyone. Good  
3 afternoon. Thank you for standing by. Everything that  
4 was in exec is also in the public session. We'll tell you  
5 we're going to table number seven and number eight, which  
6 are parking related. They relate to valet parking and  
7 additional parking. We want some more time to really  
8 study the issue and the opportunity, so we're going to  
9 table those two things until May.  
10 If you're driving around downtown Broadway,  
11 things are really beginning to pop. We've had a  
12 celebration of a lot of grand openings between meetings.  
13 Ms. Saigon, of course, is open, Tabu is open, Zemam's has  
14 opened to a great celebration and reviews as well, so, you  
15 know, we're on a little roll here, a lot of work over the  
16 years finally beginning to pay off.  
17 If you're driving down Broadway around Tucson  
18 Boulevard and Broadway, the Solot Plaza, from the front,  
19 it looks like the historical facades. Drive around behind  
20 it, which is a public street. All of the work they're  
21 doing is to reorient that complex to enter from the rear.  
22 And it's really quite spectacular. I would say they're  
23 probably 70, 75 percent complete. There will be new  
24 parking access through the DeConcini property. You park  
25 in the back, you enter all these stores, restaurants,

Page 7

1 shops from the rear. And they did tell me the other day  
2 they're probably 70 percent, 75 percent leased.  
3 So that project, which a lot of people thought  
4 was a boondoggle, is going to produce maybe \$9 million,  
5 \$10 million a year in revenue here pretty soon.  
6 I think Whole Slice is open. Has anybody been  
7 out there? I think they're open as well, so from the west  
8 side to the east side things are happening.  
9 **MS. COX:** Remind me where Whole Slice is.  
10 **CHAIRMAN McCUSKER:** It's the Mercado on the far  
11 west side.  
12 **MS. COX:** Oh, that. I thought we were talking  
13 about Sunshine Mile. Excuse me.  
14 **MR. SHEAFE:** It's in the apartments over there.  
15 **MS. COX:** Okay. That's what I thought, which  
16 is why I was asking. I thought we were talking about  
17 Sunshine Mile.  
18 **CHAIRMAN McCUSKER:** I didn't segue very good  
19 there, because I was talking about the Sunshine Mile, but  
20 generally it's about new openings, new happenings, things  
21 to celebrate, things to be excited about and more coming.  
22 You know, we're all going to talk about  
23 Chela's. They've opened. And I'm sure I'm not  
24 pronouncing it right, Chela's.  
25 **MR. MARQUEZ:** Chela.

Page 8

1 **CHAIRMAN McCUSKER:** Chela.  
2 **MR. MARQUEZ:** Chela.  
3 **CHAIRMAN McCUSKER:** They're open. That's the  
4 El Sur family, iconic family who also has moved downtown,  
5 so that's open. Please go visit all these places.  
6 We have some good news, Dan, too, on finances,  
7 so I'll turn it over to you for the financial update.  
8 **MR. MEYERS:** Okay. This is Dan Meyers. I'm  
9 the CFO of Rio Nuevo.  
10 So at the end of March, we had about  
11 \$10.2 million of available cash in the bank, but a half  
12 million of that is held for the mortgage payment on  
13 April 1st leaving about 9.7 million.  
14 We've been averaging about \$300,000 a month in  
15 funds available to be invested, so that's 3.6 million for  
16 the next 12 months. And then last month the state paid us  
17 \$140,000 too much due to a miscalculation on their behalf.  
18 So, anyways, at the end of March, we had about \$13.1  
19 million available to invest over the next gear.  
20 As far as commitments go, the list of  
21 commitments are about at almost \$19 million. About 8 have  
22 been paid already leaving a balance of 10.7. And  
23 \$2 million of that we expect to be deferred outside of one  
24 year leaving \$8.7 million in commitments within the next  
25 year. So that leaves us about at this point \$4.4 million

Page 9

1 available to invest.  
2 If we go to the second page, there's that  
3 lengthy list of our commitments, what's been paid so far  
4 and what is remaining on our commitments. And, again,  
5 that ties into the number I spoke about earlier of  
6 \$8.7 million expected to be flowing out of our funds  
7 within the next 12 months.  
8 So we've had two really good months in a row.  
9 You know, I've been saying for quite a while now that  
10 we're just about ready to hit twice the baseline amount,  
11 and we've done it for two months in a row now, so that's  
12 the point in time where we have a true 50/50 split with  
13 the state instead of us getting usually less than  
14 50 percent, because the baseline is given to the state  
15 first and we get the balance. So we've now reached that  
16 for, like I said, two months in a row.  
17 Last month we had almost \$1.8 million of TIF  
18 revenue. We've been budgeting \$1.3 million, so I think  
19 it's to the point now to where our investments for the  
20 past 10 or 12 years are really paying off and we're seeing  
21 a true increase in TPT being collected within our  
22 district.  
23 I think that -- I think that pretty much  
24 summarizes it for now. I'd be happy to answer any  
25 questions from the board.

Page 10

1 **CHAIRMAN McCUSKER:** Any questions for Dan?  
2 Dan, we have kind of gone through that  
3 commitment and taken out anything that was inactive, so  
4 those are pretty -- we're pretty confident those are live  
5 projects that are all advancing.  
6 **MR. MEYERS:** Yeah. There's a couple that we've  
7 not given, you know, the full allotment to yet. Every  
8 month Brandi and I reach out and tell them, you know, if  
9 we owe you guys some money, if you want to get some  
10 funding, let us know. And we had a pretty big month in  
11 March and we've already got a pretty sizable amount going  
12 out this month as well. So it seems like the velocity has  
13 picked up and, yeah, I think those are all legitimate  
14 balances in the -- in the remaining balance column.  
15 **CHAIRMAN McCUSKER:** May will be our budget  
16 hearing, so between now and the May meeting, we'll work  
17 with Dan on presenting the 2025 budget. We actually hold  
18 a separate budget hearing for that, take public comments,  
19 so we'll be working on both the revenue side and the  
20 expense side between now and the May meeting.  
21 **MR. MEYERS:** Yeah, I think we can get a little  
22 more aggressive on the revenue side now. I mean, I think  
23 we're seeing some consistent numbers. And, like I said, I  
24 believe that's the result of our investments in the  
25 community over the last 10 to 12 years.

Page 11

1 **CHAIRMAN McCUSKER:** Thank you, Dan. Thanks a  
2 lot.  
3 Brandi, thank you very much.  
4 Item number seven we've tabled. Item number  
5 eight we've tabled. We're very interested in being an  
6 ongoing parking solution to downtown. We're just not  
7 exactly sure how much to allocate, where to put parking,  
8 if we want to invest in some other opportunity, so we're  
9 going to study that between now and the May meeting.  
10 Item number nine, if you've read our master  
11 plan, you'll see that cooperating with the IDA, the  
12 Industrial Development Authority. The Tucson IDA is one  
13 of those agenda items. We have our first opportunity to  
14 deliver on that. We've talked to Dre about the idea of  
15 hiring a consultant that would help us identify federal  
16 resources that could be applicable to Tucson and our  
17 region.  
18 One of the ideas is to share in a consultant.  
19 We would share equally with the IDA and the city of  
20 Tucson, so that's an 18,000-dollar request if we want to  
21 help identify some federal and other resources that could  
22 benefit Rio Nuevo.  
23 **MR. MARQUEZ:** I'll go ahead and go.  
24 I'm happy to see the IDA moving forward and  
25 progressively looking to help develop downtown and find us

Page 12

1 opportunities, excited for Dre Thompson to be in the elite  
2 position there. I think it's needed. I think we need  
3 to -- we need more from our IDA downtown.  
4 I would like to make a motion that we invest up  
5 to \$18,000 splitting the cost with the IDA and we instruct  
6 counsel and the executive officers to complete the  
7 transaction with the IDA.  
8 **MS. VILICANA:** So moved.  
9 **MR. POSTER:** Second.  
10 **MS. COX:** If I could just point out, though, I  
11 don't believe the motion -- I think the motion was that we  
12 split it with the IDA, and I thought the proposal was that  
13 it be three ways, IDA, city and Rio Nuevo.  
14 **CHAIRMAN McCUSKER:** Yeah. And each one of  
15 those is 18,000 each, so, Edmund, if you want to --  
16 **MR. MARQUEZ:** Yeah. I'll amend the city of  
17 Tucson has a piece of that expense as well, but our  
18 portion is \$18,000.  
19 **MS. VILICANA:** I second the amendment.  
20 **CHAIRMAN McCUSKER:** Okay. We have a motion and  
21 a second to participate with the city and the IDA to hire  
22 a consultant. Our commitment's \$18,000. We've committed  
23 to do that for a year. We can revisit this next year.  
24 Any other questions, comments?  
25 (No oral response)

Page 13

1       **CHAIRMAN McCUSKER:** Brandi, call the roll.  
 2       **MS. HAGA-BLACKMAN:** Edmund Marquez.  
 3       **MR. MARQUEZ:** Aye.  
 4       **MS. HAGA-BLACKMAN:** Chris Sheafe.  
 5       **MR. SHEAFE:** Aye.  
 6       **MS. HAGA-BLACKMAN:** Make Levin.  
 7       **MR. LEVIN:** Aye.  
 8       **MS. HAGA-BLACKMAN:** Jannie Cox.  
 9       **MS. COX:** Aye.  
 10       **MS. HAGA-BLACKMAN:** Corky Poster.  
 11       **MR. POSTER:** Aye.  
 12       **MS. HAGA-BLACKMAN:** Richard Oseran.  
 13       Richard?  
 14       **CHAIRMAN McCUSKER:** He said aye. I think he's  
 15 still having some volume issues.  
 16       **MS. HAGA-BLACKMAN:** Tanya Villicana.  
 17       **MS. VILLICANA:** Aye.  
 18       **MS. HAGA-BLACKMAN:** Fletcher McCusker?  
 19       **CHAIRMAN McCUSKER:** I vote aye.  
 20       (Motion made, seconded and passed unanimously).  
 21       **CHAIRMAN McCUSKER:** If I had a gavel, that  
 22 would be passed unanimously. Thank you. I'll let the IDA  
 23 know we're in.  
 24       Item number 10, Zemam's parking lot, they are  
 25 open. I would encourage everybody to go by, especially if

Page 14

1 you're an international soccer or football fan. A lot of  
 2 people there Sunday looking at international games in  
 3 their Real Madrid jerseys, et cetera, so that's really  
 4 fun. The Iconic restaurant is back open and we've been  
 5 honored to participate with them.  
 6       We did knock down the old Shakey's there  
 7 adjacent to that to create a parking lot. We've never  
 8 really decided who was going to run that. We would like  
 9 to lease that to Zemam's so they include it into their  
 10 property parcels and take control of that lot. So I think  
 11 counsel's been working on a lease and I would just need a  
 12 motion to authorize leasing the parking lot to Zemam's.  
 13       **MR. SHEAFE:** I would make a motion that we  
 14 lease the parking lot to Zemam's by having -- authorizing  
 15 Tim Medcoff's firm to complete the lease along terms that  
 16 have already been worked out with Zemam's and authorize  
 17 the executive officers to complete and sign the lease once  
 18 it's satisfactorily completed for both the Zemam's side  
 19 and our side.  
 20       **MR. MARQUEZ:** Second.  
 21       **CHAIRMAN McCUSKER:** I have a motion and a  
 22 second to authorize counsel and the executive officers to  
 23 complete that lease.  
 24       Any questions?  
 25       (No oral response)

Page 15

1       **CHAIRMAN McCUSKER:** Brandi, you can call the  
 2 roll on that.  
 3       **MS. HAGA-BLACKMAN:** Edmund Marquez.  
 4       **MR. MARQUEZ:** Aye.  
 5       **MS. HAGA-BLACKMAN:** Chris Sheave.  
 6       **MR. SHEAFE:** Aye.  
 7       **MS. HAGA-BLACKMAN:** Mike Levin.  
 8       **MR. LEVIN:** Aye.  
 9       **MS. HAGA-BLACKMAN:** Jannie Cox.  
 10       **MS. COX:** Aye.  
 11       **MS. HAGA-BLACKMAN:** Corky Poster.  
 12       **MR. POSTER:** Aye.  
 13       **CHAIRMAN McCUSKER:** Say the Corky Poster, and  
 14 then you can say my name. They sound very similar.  
 15       Sorry, Brandi, go ahead.  
 16       **MS. HAGA-BLACKMAN:** Richard.  
 17       Richard say aye and gives a thumbs up.  
 18       Tanya Villicana.  
 19       **MS. VILLICANA:** Aye.  
 20       **MS. HAGA-BLACKMAN:** Fletcher McCusker.  
 21       **CHAIRMAN McCUSKER:** Very good. I vote aye.  
 22 That's unanimous.  
 23       (Motion made, seconded and passed unanimously).  
 24       **CHAIRMAN McCUSKER:** Thank you, everybody.  
 25       Tim, I think you're already in touch with their

Page 16

1 counsel on that.  
 2       Item number 11 we're going to table, but just a  
 3 comment on why we're tabling it. The board would like the  
 4 developer to come back to Rio Nuevo and actually present  
 5 their plans rather than just requesting the reallocation  
 6 of available funds. So that will be scheduled in May.  
 7 I'll reach out to Scott.  
 8       I'm going to save Cushing Street Skate Park for  
 9 last just so we can get Chela's.  
 10       Did I say that right?  
 11       **MR. MARQUEZ:** Chela's.  
 12       **CHAIRMAN McCUSKER:** Chela's. I think you're  
 13 online, El Sur. I see El Sur. I don't know if that's  
 14 Luis or family. Good afternoon.  
 15       **MR. MEJIA:** Hi. How are you?  
 16       **CHAIRMAN McCUSKER:** We've talked about you a  
 17 lot. We've enjoyed watching you nibble around downtown,  
 18 and one day you just showed up with a vengeance. So you  
 19 have taken over the old Elvira space. It was nearly  
 20 turnkey, but you did have to spend a little money and  
 21 we're eager to help you.  
 22       So I don't know if you have a presentation. I  
 23 think we have seen some before and after pictures, which  
 24 we could run if you want, but I'll turn it over to you  
 25 guys to go ahead and complete your update and request.

Page 17

1           **MR. MEJIA:** When it comes to a presentation, I  
2 don't have a presentation. When it comes to what I sent  
3 you, the before and after pictures, did you say that's  
4 something that you have?  
5           **CHAIRMAN McCUSKER:** We have them.  
6           Brandi, if you want to pull up, there was one  
7 kind of after slide. I think that would be proposed. But  
8 if you want to just go through kind what you've spent, and  
9 I think we always have a slide that shows your total  
10 expenditure. We can control those for you.  
11          **MR. MARQUEZ:** For the audience, Luis, can you  
12 just tell us -- obviously you moved into the Elvira space.  
13 It looks like a new concept from what I've seen from your  
14 website. I thought it was very exciting. Can you tell us  
15 the highlights? Sell us on your restaurant. Tell us how  
16 amazing it is.  
17          **MR. MEJIA:** Well, so when it comes to my  
18 parents, they opened the El Sur Restaurant on 22nd and  
19 Craycroft a little over 20 years ago, and since then,  
20 we've expanded to the second location here on Congress  
21 Street.  
22          So we are currently a Mexican restaurant mainly  
23 that also transitions into a nightclub Friday and Saturday  
24 nights, yeah. So when it comes to certain alterations  
25 that we made on this space, like Fletcher was saying, it

Page 18

1 wasn't super -- there weren't many alterations needed to  
2 be made. It was basically turnkey. There are certain  
3 alterations that were made for painting, sanding and  
4 staining and sealing the whole bar area, sanding the  
5 floors and resealing them and frontage signs that we  
6 installed and -- or that we're getting installed right  
7 now. It's in production. We're just waiting on certain  
8 permits from the Historic Preservation Commission. And  
9 there are other pictures and stuff that we installed that  
10 I know is not part of Rio Nuevo. And then we used Danny  
11 Martin, who is a notable muralist here in Tucson, Arizona,  
12 to paint a mural in the space as well.  
13          **MR. MARQUEZ:** How has your grand opening gone?  
14 You opened last week on Wednesday, Tuesday. How has it  
15 gone so far?  
16          **MR. MEJIA:** So we had a soft opening on Tuesday  
17 on my mom's birthday, the 16th of April. So the soft  
18 opening was Tuesday and Wednesday and the grand opening  
19 was Thursday. Thankfully it went really well and the  
20 nightclub version Friday and Saturday really -- really hit  
21 well as well. So yeah, we had on Saturday at least  
22 traffic of 700 people flowing in for the nightclub.  
23          **MR. MARQUEZ:** So El Sur is very popular. It's  
24 a destination spot on 22nd and Craycroft. How does the  
25 food differ?

Page 19

1           **MR. MEJIA:** When comes to the plating, our  
2 plating is more upscale here and we have more chef-driven  
3 options.  
4           **MR. MARQUEZ:** Nice.  
5           **MR. MEJIA:** Yeah. And when it comes to the  
6 bar, El Sur doesn't have a full out bar, so we're really  
7 limited on the drinks and liquor that we can offer, but  
8 here thankfully we have enough space to provide an actual  
9 cocktail menu.  
10          **MR. MARQUEZ:** You are going to be an absolute  
11 home run for us. Your ask is not huge, because you moved  
12 into an existing space that was already beautiful. You  
13 guys just beautified it a bit more. And our return on  
14 investment for you will be amazing, so I just want to say  
15 thank you advance for the cash flow.  
16          **MR. MEJIA:** Of course. Thank you, guys. I  
17 appreciate you guys.  
18          **MR. MARQUEZ:** And you're muted, Fletcher.  
19          **CHAIRMAN McCUSKER:** Brandi, you should have an  
20 e-mail there with the budget. If you can pull that up for  
21 us.  
22          **MS. HAGA-BLACKMAN:** I'm not seeing -- I only  
23 have an e-mail with photos.  
24          **CHAIRMAN McCUSKER:** I saw one that had a budget  
25 and I thought I sent it to you and Mark. Let me see.

Page 20

1           **MR. MEDCOFF:** I've got it. You did send it. I  
2 can pull it up if you want.  
3           **CHAIRMAN McCUSKER:** Yeah, so let Tim share  
4 screen, Huna.  
5           **MR. MARQUEZ:** Yeah, we saw three invoices  
6 earlier.  
7           **CHAIRMAN McCUSKER:** Yeah, Tim can pull it up.  
8           **MR. MEDCOFF:** So you guys can see that?  
9           **CHAIRMAN McCUSKER:** Yeah. So there's an  
10 estimate. There was one e-mail, I think, that  
11 consolidated --  
12          There you go. That's the sign.  
13          **MR. MEDCOFF:** That's the mural, I believe.  
14          **CHAIRMAN McCUSKER:** There was an e-mail  
15 regarding the --  
16          **MR. MEDCOFF:** Which is this.  
17          **MR. MEJIA:** Yes, that's the mural by Danny  
18 Martin.  
19          **CHAIRMAN McCUSKER:** Yeah. But there was an  
20 e-mail that had everything on it.  
21          **MR. MEDCOFF:** Right here.  
22          **CHAIRMAN McCUSKER:** That's glass.  
23          **MR. MEDCOFF:** So it's this --  
24          **CHAIRMAN McCUSKER:** I think these were --  
25          **MR. MEDCOFF:** Right here, is that what you're

Page 21

1 referring to, Fletcher?  
 2 **CHAIRMAN McCUSKER:** I think that's right, 12, 2  
 3 and 2, so that's \$16,000.  
 4 Does that look right, your total?  
 5 **MR. MEJIA:** Yes, sir.  
 6 **MR. MEDCOFF:** \$17,330 if my math is the right.  
 7 **CHAIRMAN McCUSKER:** Yeah, that might be the  
 8 least expensive renovation we've ever seen downtown.  
 9 **MR. MARQUEZ:** We like you. We like you a lot.  
 10 **MR. MEJIA:** Thank you.  
 11 **CHAIRMAN McCUSKER:** So they'd be thrilled to  
 12 get half that. If somebody wants to make that motion,  
 13 this is --  
 14 Taunya, you've got your hand up.  
 15 **MS. VILICANA:** I'd like to make a motion that  
 16 we approve Chela's request to pay half of the 17, et  
 17 cetera, et cetera, that Mr. Medcoff had put out.  
 18 **MR. POSTER:** I would second that.  
 19 **CHAIRMAN McCUSKER:** Let's put a real number in  
 20 there.  
 21 Tim, what's exactly half of that?  
 22 **MR. SHEAFE:** 8,665.  
 23 **CHAIRMAN McCUSKER:** Thank you for that.  
 24 So that's the motion to approve \$8,665, our  
 25 contribution to their tenant improvements. Taunya made

Page 22

1 the motion. Did I hear a second?  
 2 **MR. POSTER:** I seconded it, yeah.  
 3 **CHAIRMAN McCUSKER:** All right. You seconded  
 4 that.  
 5 Brandi, you can call the roll.  
 6 **MS. HAGA-BLACKMAN:** Edmund Marquez.  
 7 **MR. MARQUEZ:** Aye.  
 8 **MS. HAGA-BLACKMAN:** Chris Sheafe.  
 9 **MR. SHEAFE:** Aye.  
 10 **MS. HAGA-BLACKMAN:** Corky Poster.  
 11 **MR. POSTER:** Aye.  
 12 **MS. HAGA-BLACKMAN:** Richards Oseran.  
 13 **MR. OSERAN:** Aye.  
 14 **MS. HAGA-BLACKMAN:** Jannie Cox.  
 15 **MS. COX:** Aye.  
 16 **MS. HAGA-BLACKMAN:** Taunya Villicana.  
 17 **MS. VILICANA:** Aye.  
 18 **MS. HAGA-BLACKMAN:** Mike Levin.  
 19 **MR. LEVIN:** Aye.  
 20 **MS. HAGA-BLACKMAN:** Fletcher McCusker.  
 21 **CHAIRMAN McCUSKER:** I vote aye.  
 22 (Motion made, seconded and passed unanimously).  
 23 **CHAIRMAN McCUSKER:** That's unanimous. You  
 24 probably won't see me at salsa night. It's way past my  
 25 bedtime. But I'll take a nap one of these days and come

Page 23

1 down.  
 2 **MR. MEJIA:** We'll see you for dinner.  
 3 **CHAIRMAN McCUSKER:** Okay. That's a date.  
 4 **MR. MEJIA:** Edmund this week, correct, for  
 5 dinner?  
 6 **MR. MARQUEZ:** Friday.  
 7 **MR. SHEAFE:** When are you open for dinner?  
 8 **MR. MEJIA:** When?  
 9 **MR. SHEAFE:** What time?  
 10 **MR. MEJIA:** We open at 4:00 p.m.  
 11 **MR. SHEAFE:** 4:00?  
 12 **MR. MEJIA:** Yes.  
 13 **MR. SHEAFE:** Okay. So like 4:00 to 9:00 is  
 14 dinner, and then you go into your nightclub after that?  
 15 **MR. MEJIA:** Yes. So for Friday -- yes, it's  
 16 basically 4:00 to 9:00, last reservations at 9:00. And  
 17 same thing for Saturday as well. Saturday we open for  
 18 brunch.  
 19 But when it comes to transitioning to the  
 20 nightclub, it takes about an hour, so we have final  
 21 reservations at 9:00, and then we transition slowly,  
 22 because we do have a few people either eating at the bar  
 23 or maybe one or two tables on the floor and we transition  
 24 slowly throughout like the hour. And we put all the  
 25 chairs and tables away in certain areas.

Page 24

1 Like the logistics was a little difficult in  
 2 the beginning. Thankfully we purchased nice collapsible  
 3 bases for the tables, so when it comes to storing them,  
 4 it's efficient. And then we purchased chairs that are  
 5 wooden and stackable from New Jersey. They're pretty  
 6 chairs. They don't look like -- like -- what would you  
 7 say, like plastic --  
 8 **CHAIRMAN McCUSKER:** Folding chairs?  
 9 **MR. MEJIA:** Yeah, exactly. And then when it  
 10 comes to the second floor, that's mainly storage. So a  
 11 lot of the nightclub stuff that we have up there like the  
 12 stanchions -- mainly the stanchions, beer tubs, stuff like  
 13 that, gets brought down throughout that whole hour  
 14 process.  
 15 **CHAIRMAN McCUSKER:** You saw our conversation  
 16 earlier that we tabled about parking, valet parking.  
 17 Where are these 700 people you're bringing downtown  
 18 parking? Do you have any idea how that's playing out?  
 19 **MR. MEJIA:** So when it comes to the nightclub,  
 20 it's more -- the nightclub scene is more bar hopping, so  
 21 we see people -- I mean, I wouldn't know exactly where  
 22 they're parking. I would assume a good amount of them are  
 23 taking Ubers or maybe it might be ride sharing.  
 24 **CHAIRMAN McCUSKER:** Streetcar maybe?  
 25 **MR. MEJIA:** Yeah, but we have -- we have a

1 security ID scanner, and that's how I found the numbers.  
 2 So every time we scan an ID, that basically saves in the  
 3 log in back of house and that's how I found the number.  
 4 So for Friday, our first nightclub night, I believe it was  
 5 between 450 to 550, and then Saturday for the first  
 6 Saturday nightclub night, it was a little over 700.  
 7 **MR. MARQUEZ:** Thank you for using the scanners.  
 8 It's really important to our board that your nightclub  
 9 maintain being an asset and doesn't become a liability.  
 10 **MR. MEJIA:** No, of course. Yeah, we invested  
 11 in security and top of the notch scanners to make sure  
 12 that everyone's having a safe experience with us. That's  
 13 the most important thing for us as well.  
 14 **MR. MARQUEZ:** Thank you.  
 15 **CHAIRMAN McCUSKER:** Awesome. Thanks. Good  
 16 luck.  
 17 **MR. MEJIA:** Thank you, guys.  
 18 **CHAIRMAN McCUSKER:** Did we vote?  
 19 **MS. VILLICANA:** Congratulations.  
 20 **MR. SHEAFE:** No, we voted.  
 21 **CHAIRMAN McCUSKER:** I thought we did. It's  
 22 unanimous. So we'll be in touch on how we do that.  
 23 That the last item, Greg, thank you for  
 24 waiting, is the Cushing Street Skate Park. I see Greg  
 25 Jackson there from parks and rec. Do you have any other

1 guests, Greg, on the call or just your self?  
 2 **MR. JACKSON:** I invited some folks from the  
 3 Skate Alliance, but I may not have given them the correct  
 4 link, so they're probably on the public link on the other  
 5 side.  
 6 **CHAIRMAN McCUSKER:** We can fix that. If -- if  
 7 we know who they are, Huna can move them over.  
 8 **MR. JACKSON:** Caleb Gutierrez --  
 9 **MR. HAMMOND:** Who are we looking for?  
 10 **MR. JACKSON:** Caleb Gutierrez and Chris Atkins.  
 11 **MR. HAMMOND:** Give me a moment.  
 12 I see Caleb.  
 13 **CHAIRMAN McCUSKER:** They're both on the other  
 14 side. We're going to move them to the panel side, Greg,  
 15 so --  
 16 **MR. JACKSON:** Thank you.  
 17 Good afternoon, members of the Rio Nuevo board.  
 18 I'm going to give you an update on the Cushing Street  
 19 Skate project.  
 20 **CHAIRMAN McCUSKER:** Do you have a presentation?  
 21 **MR. JACKSON:** I'm just going to talk through  
 22 some things, share a couple diagrams, but mostly talk.  
 23 **CHAIRMAN McCUSKER:** You do have some things, so  
 24 we need to give you the com so you can share your screen.  
 25 **MR. JACKSON:** I think I already have that.

1 **CHAIRMAN McCUSKER:** All right.  
 2 Huna, can he share a screen?  
 3 **MR. HAMMOND:** Greg, do you need to share?  
 4 **MR. JACKSON:** I'm sharing now.  
 5 **MR. HAMMOND:** Sorry. I already had you there  
 6 and I accidently took you off. There you are.  
 7 **MR. JACKSON:** Let's do it again.  
 8 **CHAIRMAN McCUSKER:** And if you've got Caleb and  
 9 Chris, introduce your colleagues.  
 10 **MR. JACKSON:** Caleb Gutierrez actually brought  
 11 this project to the Rio Nuevo board back in 2016. The  
 12 initial idea of putting a skate park under I-10 on Cushing  
 13 Street was Caleb and Kyle Arashi's idea in 2016. They  
 14 brought the Rio Nuevo board, and then the project kind of  
 15 went silent for a few years.  
 16 Back in 2020 the Tucson Skate Alliance, who  
 17 Chris is with, started meeting with mayor and council  
 18 members individually trying to generate some support for  
 19 this idea again, and in February of 2021, mayor and  
 20 council directed staff to do a feasibility study to see if  
 21 a skate park could actually be built under there. And  
 22 they gave us \$500,000 to do the feasibility study, design  
 23 work and then whatever remaining amount could be used for  
 24 construction.  
 25 In 2022 we wrapped up the feasibility study, we

1 met with ADOT, we confirmed that the skate park could be  
 2 built. The recommendation that we are going forward with  
 3 is on the northern side of Cushing Street, which you see  
 4 here. There are no utilities underground here, which was  
 5 huge. On the southern side of Cushing, there were utility  
 6 issues that we wanted to stay away from, so we're moving  
 7 forward with design on the northern side here.  
 8 In 2023 we actually hired a landscape architect  
 9 firm to do the design work, and that was a combination of  
 10 Wheat Design locally and Grindline, who does skate parks  
 11 all around the country. We have hired them to design  
 12 everything, so we are designing everything that you see on  
 13 the screen right here.  
 14 We wrapped up 75 percent designs back in March.  
 15 We ran those through the Arizona Department of  
 16 Transportation's permitting system. This project is in  
 17 ADOT right-of-way, so we're going through their permitting  
 18 system for this project. And so we got their feedback on  
 19 our 75 percent designs. We're expecting 100 percent  
 20 construction designs back next week, by the end of this  
 21 month, and we will then again send those through ADOT so  
 22 we can get their comments before we go into construction.  
 23 So our plan right now is we should have permits  
 24 sometime in May, early June at the latest.  
 25 **MR. MARQUEZ:** Greg, does this become part of



1 Tucson Parks and Rec's portfolio and Tucson Parks and Rec  
2 has to maintain it?

3 **MR. JACKSON:** Correct, Tucson Parks and Rec  
4 will maintain it. We're working with an IGA with ADOT as  
5 far as, you know, our responsibilities for taking care of  
6 graffiti, checking trash, cleaning restrooms. That will  
7 all be in the IGA we're working out with ADOT right now.

8 So the timeline going forward --  
9 Well, let me back up a second. So this is --

10 this is a 20,000 square foot skate park, so this would be  
11 the biggest skate park in Tucson right now. It's a street  
12 style skate park. I'm going to show you another picture  
13 in a second. We're showing a bathroom down here. We  
14 believe we have to build a bathroom at this project,  
15 otherwise skaters are going to be here, they're going to  
16 be hitting up neighboring businesses and we don't want  
17 that, so we believe a bathroom has to be build, especially  
18 in phase one.

19 The project includes lighting, so this will be  
20 a lighted skate park, landscaping, irrigation and fencing.  
21 These kind of grayish squares here are actually the piers  
22 for the bridge, so it gives you a feel for here's the  
23 sidewalk, here's the piers for the bridge. The skate park  
24 then is north of that between that and the wall abutment.

25 And then --

1 **CHAIRMAN McCUSKER:** That all goes at street  
2 level, because right now it's bermed and it gets graded  
3 down to be --

4 Oh, there you have a picture.

5 **MR. JACKSON:** Yeah. This will give you a  
6 better -- it's at street level with some raised elements  
7 throughout the skate park.

8 So right now we're -- we'll finish up design  
9 end of this month, going to permitting in May. We would  
10 look at sometime in June, July then publicizing  
11 construction documents with the goal of awarding  
12 construction documents to a contractor sometime in July or  
13 August and then looking at starting construction sometime  
14 in September.

15 Our 75 percent construction documents, our  
16 design firm estimated to build the entire project to be  
17 about 1.85 million. That's with a 15 percent contingency.  
18 A logical phase one concept, they estimated about  
19 1.5 million. So what they suggest is if we don't raise  
20 the whole 1.85 million, we would bid the project and cut  
21 the skate park off -- you can see my cursing going -- you  
22 know, we would cut it off at about 60 to 70 percent if we  
23 don't raise all the funding.

24 And then we can also do bid alternates so that  
25 we could bid it in. This is the base budget, everything

1 east of say the saguaro here, and then bid pieces going  
2 west as part of a bid alternate.

3 **CHAIRMAN McCUSKER:** One of the concerns we've  
4 always had is about pedestrian versus vehicle access. So  
5 I know they're crossing frontage roads to get to it. Have  
6 you addressed that at all, some way to get people in and  
7 out of the park.

8 **MR. JACKSON:** Yeah, we -- I mean, we expect --  
9 there is no parking here, because we are in right of way,  
10 and there will be no parking on the frontage road, so we  
11 expect the main parking and where we would direct people  
12 would be over at the MSA Annex and/or over towards the  
13 convention center and potentially even using the  
14 convention center parking when it's available and not  
15 maxed out for events.

16 There are crosswalks -- push-button crosswalks  
17 on each of these accesses to this side of the skate park,  
18 so they would definitely be walking into the -- into the  
19 space from surrounding parking areas.

20 The street car line does go right here in front  
21 of the skate park, but the closest stop is on the other  
22 side of the frontage road.

23 **CHAIRMAN McCUSKER:** So there's one at Cushing  
24 where it turns and there's one on the other side of the --

25 **MR. JACKSON:** Correct. So that would be

1 another easy way for people to access it.

2 Funding right now, so from the original 500,000  
3 that the city allocated, we've got 378 left after paying  
4 for the feasibility study and the design documents. We  
5 got a grant from the Tohono O'odham Nation for \$300,000.  
6 We got a commitment and confirmation from Ward One to  
7 commit \$250,000. As of two or three months ago, we had  
8 32,000 in private donations. And I know Caleb may have an  
9 update number on that. He's been out hitting the streets  
10 hard to raise money, so we've got at least 960,000 towards  
11 construction right now with our goal of at least  
12 1.5 million. Ultimately we're trying to get to  
13 1.85 million.

14 I am going to submit another grant to the  
15 Pascua Yaqui Tribe, who has a granting opportunity out  
16 right now, so I'm going to submit to them for a \$300,000  
17 grant, which would be the same as I submitted to Tohono  
18 O'odham.

19 **CHAIRMAN McCUSKER:** You said the ward's in for  
20 250?

21 **MR. JACKSON:** That's correct.

22 I know for Rio Nuevo this is about bringing  
23 people downtown. This project will definitely bring  
24 people downtown. You know, one of the appealing things  
25 from the beginning of this is a covered skate park.

1 Nowhere in Tucson do you go where, you know, you're not  
 2 going to be impacted by rain or be minimally impacted by  
 3 rain. Sun, it's going to take the sun off you. That's  
 4 going to be a huge benefit.  
 5 We are going to have lights down there so we  
 6 can keep it open at night. We're actually kicking around  
 7 do we leave this open 24/7. You know, I actually had  
 8 somebody tell me there were complaints at the convention  
 9 center about skaters using that area with residential  
 10 above it right now and people are complaining about  
 11 skaters out there at 11:00 o'clock, 12:00 o'clock at  
 12 night. Well, underneath Cushing Street Skate Park,  
 13 they're not likely going to bother anybody, so we're  
 14 kicking around could this be 24/7 access.  
 15 **MR. MARQUEZ:** And it will be lit?  
 16 **MR. JACKSON:** It will have lights, yes.  
 17 From an attendance perspective, I think  
 18 conservatively speaking what we see at other skate parks  
 19 right now that are not as big as is, I think we'll at  
 20 least see 36 to 40,000 people the first year coming  
 21 downtown for this. I know most people are thinking this  
 22 is going to be teenagers. That is not going to be the  
 23 case. You are going to see a lot of 30, 40, 50 year olds  
 24 coming down and skating in this skate park. You'll see  
 25 parents bringing them kids, mom bringing her kids down

1 here, so it's going to be much more than just a teenage  
 2 crowd.  
 3 We talked about access from the streetcar,  
 4 talked about the MSA Annex parking. Probably a good time  
 5 to see if Caleb and Chris want to add anything to this.  
 6 **MR. ATKINS:** Hello, everybody. My name's  
 7 Chris. I appreciate you allowing me to be here. Can  
 8 everybody hear me?  
 9 **CHAIRMAN McCUSKER:** You want to activate your  
 10 video, Chris, so you --  
 11 **MR. ATKINS:** Yeah. Hang on one second.  
 12 **CHAIRMAN McCUSKER:** There you go.  
 13 **MR. ATKINS:** Got me?  
 14 All right. So Greg kind of summarized  
 15 everything well. What we want to do with this park is  
 16 activate the community that's in and around it, afternoon  
 17 programs, working with parks and rec. Because it's going  
 18 to be the only covered skate -- public skate park in  
 19 Arizona, you're going to have everybody from Southern  
 20 Arizona converging on this park from Phoenix, Sierra  
 21 Vista, all around Tucson, so it's huge.  
 22 One of the things we propose, too, is maybe --  
 23 I'm co-owner of a skate shop here in town -- maybe setting  
 24 up a small shop there to take some of the burden off of  
 25 parks and rec on opening and closing it, maintaining it,

1 maybe be that buffer in between the city and, you know,  
 2 the skate park itself.  
 3 But we want to put on events. We want to put  
 4 on national events, local events, just regional stuff,  
 5 just constantly activating the park. Like Greg said,  
 6 we're going to have no problem getting people down to the  
 7 Tucson area downtown.  
 8 **MR. SHEAFE:** Let's me ask a question. First,  
 9 Chris, I met you a long time ago when you were starting on  
 10 this project and I'm really impressed with how you've  
 11 brought it along. And other board members are aware that  
 12 I've been sort of a negative voice on this, because I'm  
 13 very concerned about Rio Nuevo's money, not concerned  
 14 about the project. I think it's a wonderful project and I  
 15 just have been reluctant about Rio Nuevo being one of the  
 16 contributors.  
 17 But that setting aside, I know you probably are  
 18 well aware of the problems with the restrooms at Ronstadt  
 19 Center. And they get taken over and they've had to close  
 20 them down almost and only keep one open because of drug  
 21 use and whatnot. What is the strategy for keeping that  
 22 element from overtaking your restrooms at the skate park?  
 23 **MR. ATKINS:** That's a great question. It's one  
 24 thing we looked at in the design of this skate park. We  
 25 are trying to make sure that the restrooms are visible

1 from the street primarily so that, if TPD is driving by --  
 2 I know you're not seeing my screen anymore, but on the  
 3 screen it looked like it was facing the skate park, but  
 4 the doors will actually face Cushing Street and we'll have  
 5 the doors cut open at the bottom so that if you're going  
 6 by, you can see what's going on on the bottom half in  
 7 there. So if there's people hanging out in there, TPD  
 8 will instantly be able to see that.  
 9 So it certainly could be a challenge. The  
 10 number one thing that will help us is activating the  
 11 space. So if we can keep people in there active, skating,  
 12 with programs, that's going to deter the unwanted activity  
 13 that we don't want happening in those restrooms.  
 14 **MR. SHEAFE:** You know, I hadn't thought about  
 15 it, but that's a good idea, to have a one foot or so space  
 16 so that you don't get total privacy in there.  
 17 **MR. ATKINS:** Correct. Again, we want those  
 18 doors facing the street so that cars that drive by and  
 19 TPD, they can look in there. If there's three or four  
 20 feet in there, they know there's something going on. They  
 21 can check it out for us.  
 22 **MS. VILLICANA:** So may I ask a question, Chris?  
 23 **CHAIRMAN McCUSKER:** Go ahead, Taunya.  
 24 **MS. VILLICANA:** So looking at it from kind of a  
 25 monetization opportunity, have you all thought of

Page 37

1 public/private ventures like naming it, doing some other  
2 kind of vendors inside? I know, Chris, maybe you're  
3 talking about creating a space you can actually do the  
4 supply side and servicing and et cetera. Were you guys  
5 thinking along those lines so that we can see it as a  
6 board? Is there some monetization opportunities?  
7 **MR. ATKINS:** Well, kind of what I mentioned  
8 before, if we opened a little shop there, there's  
9 definitely going to be some need for replacement parts and  
10 boards and things like that while people are skating. We  
11 also want to introduce maybe some food trucks or something  
12 that's there just -- you know, and then when we do our  
13 events, there's going to be vendors, going to be  
14 professional companies coming in from all over that will  
15 want to partake in that and there will be vendor fees and  
16 things of that nature.  
17 Yeah, I think part of that -- keeping the  
18 restrooms from turning into like the Ronstadt Center was,  
19 the presence, there's going to be so many people there  
20 that are basically going to take care of that part because  
21 we've worked so hard to try to get it. So there's a lot  
22 of people that have a lot of, I don't know, interest in it  
23 in keeping it a really, really nice place. It's all about  
24 bringing events to Tucson. This will give us a great  
25 opportunity.

Page 38

1 **MR. SHEAFE:** That was really quite a suggestion  
2 of Taunya's about the naming rights. You're bringing that  
3 kind of volume down there, you may be surprised at the  
4 revenue stream you could produce off that. Go over and  
5 talk to the people over at the convention center, because  
6 we're doing quite a naming rights thing. It's not exactly  
7 parallel, but this could have some real value in your  
8 marketing.  
9 **MR. ATKINS:** Yeah.  
10 **CHAIRMAN McCUSKER:** Greg, we might be able to  
11 help there. You know, we are looking at sponsorship  
12 opportunities down the street, the TCC, but you could go  
13 to like -- Chris, you could go to Polar Skateboards or  
14 somebody like that, you know, and put their name on it  
15 for, you know, some amount of contribution or annual fee.  
16 So there may be some commercial opportunities that we  
17 could actually help you with, because we're talking to --  
18 about branding the convention center and the arena and,  
19 you know, we're talking to a lot people right now that  
20 might want to put -- some of them we don't want their name  
21 on there like Heroin Skateboards or -- there's a lot of  
22 really funky skateboard -- I'm revealing my interest in  
23 skating here, but there are companies that we would  
24 welcome their brand. And I think if -- Chris, if you  
25 could commit to a shop, even if it was a pop-up shop, you

Page 39

1 went down there with a trailer, you know, that's going to  
2 create retail. That's going to create sales tax.  
3 We talked to Greg about, you know, a hotdog  
4 stand or a lemonade stand or, you know, anything like that  
5 that produces retail gives us more comfort that we're  
6 investing in something that's actually going to create  
7 sales tax. So we would encourage you to keep thinking  
8 about those kind of opportunities. But I think we -- you  
9 know, Taunya might be on to something to look to a brand  
10 that might be willing to put their name on it.  
11 I think the Tony Hawk foundation, they're very  
12 early, right, Greg? They only really participate in the  
13 design.  
14 **MR. JACKSON:** I checked their website again  
15 yesterday and they've actually put their grants on hold  
16 until January 2024, but there was no new update, so I'll  
17 keep checking their website to see if they're back  
18 granting again, but right now it's on hold.  
19 **MR. MARQUEZ:** Chris --  
20 Go ahead.  
21 **CHAIRMAN McCUSKER:** I was going to see if  
22 Caleb -- he was a child when this started.  
23 Caleb, do you want to say anything about your  
24 skate park?  
25 **MR. JACKSON:** It's been his dream from the

Page 40

1 beginning.  
2 **MR. MARQUEZ:** Chris, maybe I missed it. Is  
3 your current shop within our district or outside our  
4 district?  
5 **MR. ATKINS:** You know what, it sits just on the  
6 outskirts of it. I mean, we're talking feet. We're off  
7 of 4th Avenue and 12th Street just on the south side of  
8 downtown. We're still going to be, you know, right near  
9 where the proposed park is going to go, but we kind of  
10 want to be on property. That way we can be there to help  
11 people with lessons and do programs and things like that  
12 and just engage the local community, so --  
13 **MS. COX:** And I'd like -- Chris, I have another  
14 question. Let's assume you are handling the vendors who  
15 participate in the skate park and you bring a shop down  
16 there. I'm not sure if you understand how our TPT tax  
17 works, but the people who make sales within the district  
18 need to file their tax returns in a certain way to make  
19 sure we get our share of that tax. It doesn't mean that  
20 they pay more tax, it only means that they file properly  
21 so that we get a share of that tax.  
22 One of the issues we've had with food trucks  
23 and pop-up vendors is they come and go and there's no  
24 control about whether or not they collect the tax within  
25 our district. Is that something you would be willing to

1 find a way to police if you bring in vendors, which we  
 2 highly encourage that you bring in vendors, but they don't  
 3 help us if they come in and they don't file properly.  
 4 **MR. ATKINS:** Yeah. You know, that's a great  
 5 point. Maybe we could start researching some trucks that  
 6 might be in the downtown area already that have done  
 7 things. That's a great question. We'd have to do some  
 8 more research on that for sure.  
 9 **MS. COX:** Okay.  
 10 **MR. SHEAFE:** So I'm wondering --  
 11 **MR. ATKINS:** So can I get back to you on that  
 12 one?  
 13 **MS. COX:** Yeah, that would be great. Thank  
 14 you.  
 15 **MR. SHEAFE:** Greg, would it make sense for you  
 16 guys to build a hardened space inside where a retail  
 17 component could be temporarily put there and shared by  
 18 various retailers that come in and out as just part of  
 19 your design?  
 20 **MR. JACKSON:** Yeah. We actually -- this space  
 21 over here, we have the restroom facility. We're actually  
 22 looking at making that space big enough so that we could  
 23 have, you know, almost like a concession stand building  
 24 attached to the restroom so that there's a vacant space  
 25 there that's not tied to the restroom that could be used

1 by a vendor to do things there. So we would envision that  
 2 space being right over here where the restroom facility  
 3 is.  
 4 **CHAIRMAN McCUSKER:** Chris, is there such a  
 5 thing as skateboard rental? I know most skaters come with  
 6 their own gear, but what we've seen at the skating rink  
 7 is, you know, we rent a lot of skates. Is this something  
 8 that's built into the design where you have a skate board  
 9 rental, skate board helmet rental kind of thing?  
 10 **MR. ATKINS:** Yeah, absolutely. We would  
 11 definitely most likely want to do that --  
 12 I'm sorry.  
 13 **CHAIRMAN McCUSKER:** I think it's background  
 14 noise. Go ahead.  
 15 **MR. ATKINS:** Okay. Yes. So I would absolutely  
 16 want to have a rental option there just because if we're  
 17 right there on the park, it's a lot easier to manage and  
 18 police. And so if we were to do that where we currently  
 19 are, it would be a little more difficult, but because it  
 20 would be right there at the park, I think we would  
 21 definitely do that. We could definitely have helmets,  
 22 pads and boards for rent.  
 23 **CHAIRMAN McCUSKER:** Corky's got his hand up,  
 24 and then, Caleb, we're coming to you.  
 25 **MR. POSTER:** This is Corky Poster.

1 **CHAIRMAN McCUSKER:** Chris, will you mute? I  
 2 think the background's maybe you.  
 3 **MR. MARQUEZ:** Caleb's.  
 4 **MR. GUTIERREZ:** Can you guys hear me?  
 5 **CHAIRMAN McCUSKER:** Go ahead. Sorry.  
 6 **MR. GUTIERREZ:** Yeah, I'm in Mexico right now.  
 7 I'm in Hermosillo. I'm actually here. I just came to  
 8 help with the new skate park that got built here in one  
 9 year called Parque De La Rena.  
 10 Yeah, I was a little kid when I started this  
 11 project. I was 26 when I produced the proposal for the  
 12 skate park to the city. Yeah, we've been working real  
 13 hard with the city and the community to raise money,  
 14 private donors. We went and talked to a lot of businesses  
 15 how we could do events down there and the Tucson Parks  
 16 Foundation (inaudible) kind of get everyone's attention  
 17 with murals, different artists. There's so much talent in  
 18 the city so we can show off the talent of the muralists.  
 19 So yeah, we've been working hard. And, you  
 20 know, for the -- for the skate shop idea, there is another  
 21 skate shop in town, so I don't know how that would  
 22 benefit, that one skate shop gets to have a pop up --  
 23 pop-up trailer spot down at the skate park and then they  
 24 won't have a spot down there. I do recommend maybe  
 25 opening a skate shop at the annex, the containers, and

1 that gives a chance for the skaters and the people using  
 2 it, if they need a new board, they can go to the annex,  
 3 and then they can grab some food there, set up their new  
 4 skate board, you know, hang out there, walk back down to  
 5 the skate park and keep it that way like the original  
 6 plan. So I think -- but it's really close. It takes you  
 7 about five minutes to walk from the annex, get some food  
 8 and walk through that area of the skate park and I 10, so  
 9 I think that's --  
 10 **CHAIRMAN McCUSKER:** Is that skatable, Caleb?  
 11 Can you skate from the annex --  
 12 **MR. GUTIERREZ:** Oh, yeah.  
 13 **CHAIRMAN McCUSKER:** There's a sidewalk the  
 14 whole way?  
 15 **MR. GUTIERREZ:** Yeah, there's a sidewalk on  
 16 both sides. I skate there every morning. I live in  
 17 Barrio Viejo. I skate there every morning. I ride my  
 18 bike through there. I've taken the light rail to get  
 19 dropped off there to the annex. It's really nice. It's  
 20 so nice. It reminds me of being in San Francisco or  
 21 Seattle and just jumping on the bus, grabbing a coffee and  
 22 be gone to go skate and get a coffee.  
 23 I think Tucson is changing a lot in the urban  
 24 sense and this skate park is bringing a lot of people --  
 25 this park will bring a lot of people to Tucson, because

Page 45

1 Phoenix has a lot of skate parks, but they don't have a  
2 shaded skate park. This will be the first skate park in  
3 Arizona, probably in the southwest, like Texas and New  
4 Mexico. It would be the first skate park with shade. And  
5 I know what it's like to play baseball and other sports in  
6 the sun during the summer, baseball games and especially  
7 skating, so this is going to be a huge benefit.  
8 In Phoenix there's a contest called PHXAM where  
9 they get so many sponsors and so many people coming down  
10 from all over the world and the United States to compete  
11 in this contest. And I've talked to the Cowtown Skate  
12 Shop that puts on that event and they're willing to start  
13 something down in Tucson to help, you know, bring -- bring  
14 more attention to the skate park. And, you know, it will  
15 be a -- it will be a benefit for the city, the community  
16 and revenue for the downtown area.  
17 **CHAIRMAN McCUSKER:** Thank you very much.  
18 Corky, you had your hand up?  
19 **MR. POSTER:** Yeah. I wanted to thank Caleb and  
20 Chris and Greg for their presentation. I'm very  
21 supportive of this project. I only have two questions.  
22 The first question I guess is to Greg.  
23 Do you have any idea when you're going to get  
24 an answer from possibly the Yaqui Tribe in terms of that  
25 grant application?

Page 46

1 And number two is, do you have a specific  
2 dollar ask of Rio Nuevo at this point?  
3 **MR. JACKSON:** So the first one for Pascua  
4 Yaqui, I may not hear that one until September based upon  
5 their current schedule, so I might have to push my  
6 schedule back a month or two until we hear back from them,  
7 but we will still continue down the design process so  
8 that, once we hear from the Pascua Yaqui Tribe, we're  
9 still in a position to move forward one way or the other,  
10 so we won't slow anything down for that point.  
11 The second question was?  
12 **MR. POSTER:** Do you have a specific ask?  
13 **MR. JACKSON:** I do not have a specific ask. I  
14 mean, obviously we are 540,000 away from our goal for the,  
15 you know, realistic phase one. I'd like to bridge that  
16 gap as much as possible, and I'm definitely going to go  
17 for 300,000 from the Pascua Yaqui, so that would give you  
18 an idea of where we're tracking towards the 1.8 million  
19 dollar figure.  
20 **MR. LEVIN:** Thank you very much for the  
21 presentation. I think I speak for my fellow board member  
22 and retired skater Mr. Marquez. I see a lot of value in  
23 your project. And, you know, I don't know if you were  
24 familiar. For a while there was the indoor BMX park  
25 downtown, and I know going by there on a regular basis not

Page 47

1 just to, of course, to ride a bike but just to -- they  
2 were a tenant of ours, but I do know that that concept of  
3 having a place for kids to get off the street and  
4 do their -- do their -- you know, their tricks or whatnot  
5 with the community really was effective. They had a  
6 number of kids in there all the time. You know, I'm a big  
7 supporter of the idea.  
8 Caleb, I appreciate your continued efforts over  
9 the years towards the project. And I would actually, you  
10 know, just to put it out there, throw out a motion that  
11 Rio Nuevo would support the project to the amount of  
12 \$200,000 for phase one of the project with the stipulation  
13 that our \$200,000 would be the last money in on that  
14 project. And I don't know, Mr. Medcoff, if there's  
15 anything else you need for the motion.  
16 **MS. VILLICANA:** I second your motion for 200k.  
17 **MR. LEVIN:** I'd ask Mr. Medcoff if he needs any  
18 other direction from us.  
19 **MR. SHEAFE:** Mike, you might want to suggest  
20 that the 200,000 be as a result of a benefits agreement  
21 that we authorize counsel to prepare, because if it has  
22 conditions like last money in, that counsel prepare that  
23 and authorize the executive officers to approve it once  
24 it's complete.  
25 **MR. LEVIN:** I would amend my motion to include

Page 48

1 that.  
2 **MR. POSTER:** Could I also ask for calculation,  
3 Mike, on the motion?  
4 The last money in, does that refer to the last  
5 money not into phase one or the last money into the  
6 entire --  
7 **MR. LEVIN:** The phase one.  
8 **MR. POSTER:** I would support that as well.  
9 Thank you.  
10 **MS. VILLICANA:** I accept the amendment to the  
11 motion for 200k to go towards phase one and the executive  
12 committee to be responsible for the documentation, sign  
13 off and any added needed material will be provided by  
14 Mr. Medcoff.  
15 **CHAIRMAN McCUSKER:** So this is government to  
16 government, I believe. This is a city parks and rec  
17 project, so we probably need an IGA, I would expect, Greg  
18 and Tim, at some point, our money and how it's used and if  
19 there's any other conditions we would have to it. So when  
20 you talk about the economic benefits agreement, that's  
21 typically private sector, so here the only difference  
22 would be we would authorize Tim and exec to develop an IGA  
23 or intergovernmental agreement.  
24 **MR. LEVIN:** Do I need to amend my motion to  
25 revise or do you have enough to go off of with the --



	<b>activate (2)</b> 34:9,16	<b>allotment (1)</b> 10:7	<b>arena (1)</b> 38:18	11,13,15,17,19,21; 49:15,17,19,21,23,25; 50:2;51:14
<b>\$</b>	<b>activating (2)</b> 35:5;36:10	<b>allowing (1)</b> 34:7	<b>Arizona (6)</b> 2:21;18:11;28:15; 34:19,20;45:3	<b>B</b>
<b>\$1.3 (1)</b> 9:18	<b>active (1)</b> 36:11	<b>almost (4)</b> 8:21;9:17;35:20; 41:23	<b>around (9)</b> 6:10,17,19;16:17; 28:11;33:6,14;34:16, 21	<b>back (17)</b> 5:15,16,19;6:25; 14:4;16:4;25:3;27:11, 16;28:14,20;29:9; 39:17;41:11;44:4;46:6, 6
<b>\$1.8 (1)</b> 9:17	<b>activity (1)</b> 36:12	<b>along (3)</b> 14:15;35:11;37:5	<b>artists (1)</b> 43:17	<b>background (1)</b> 42:13
<b>\$10 (1)</b> 7:5	<b>actual (1)</b> 19:8	<b>alterations (3)</b> 17:24;18:1,3	<b>aside (2)</b> 5:7;35:17	<b>background's (1)</b> 43:2
<b>\$10.2 (1)</b> 8:11	<b>actually (17)</b> 10:17;16:4;27:10,21; 28:8;29:21;33:6,7; 36:4;37:3;38:17;39:6, 15;41:20,21;43:7;47:9	<b>alternate (1)</b> 31:2	<b>asset (1)</b> 25:9	<b>balance (3)</b> 8:22;9:15;10:14
<b>\$13.1 (1)</b> 8:18	<b>Adam (2)</b> 50:22,23	<b>alternates (1)</b> 30:24	<b>assume (2)</b> 24:22;40:14	<b>balances (1)</b> 10:14
<b>\$140,000 (1)</b> 8:17	<b>add (1)</b> 34:5	<b>always (3)</b> 5:14;17:9;31:4	<b>Atkins (13)</b> 26:10;34:6,11,13; 35:23;36:17;37:7;38:9; 40:5;41:4,11;42:10,15	<b>bank (1)</b> 8:11
<b>\$16,000 (1)</b> 21:3	<b>added (1)</b> 48:13	<b>amazing (3)</b> 17:16;19:14;51:2	<b>attached (1)</b> 41:24	<b>bar (5)</b> 18:4;19:6,6;23:22; 24:20
<b>\$17,330 (1)</b> 21:6	<b>additional (1)</b> 6:7	<b>amend (3)</b> 12:16;47:25;48:24	<b>attendance (1)</b> 33:17	<b>Barrio (1)</b> 44:17
<b>\$18,000 (3)</b> 12:5,18,22	<b>addressed (1)</b> 31:6	<b>amended (1)</b> 49:3	<b>attention (3)</b> 3:15;43:16;45:14	<b>base (1)</b> 30:25
<b>\$19 (1)</b> 8:21	<b>adjacent (1)</b> 14:7	<b>amendment (2)</b> 12:19;48:10	<b>audience (1)</b> 17:11	<b>baseball (2)</b> 45:5,6
<b>\$2 (1)</b> 8:23	<b>adjourn (1)</b> 51:11	<b>amount (6)</b> 9:10;10:11;24:22; 27:23;38:15;47:11	<b>audio (1)</b> 4:7	<b>based (1)</b> 46:4
<b>\$200,000 (3)</b> 47:12,13;49:5	<b>Administrative (1)</b> 2:13	<b>and/or (1)</b> 31:12	<b>audio's (1)</b> 4:8	<b>baseline (2)</b> 9:10,14
<b>\$250,000 (1)</b> 32:7	<b>ADOT (5)</b> 28:1,17,21;29:4,7	<b>Annex (7)</b> 31:12;34:4;43:25; 44:2,7,11,19	<b>Authority (1)</b> 11:12	<b>bases (1)</b> 24:3
<b>\$300,000 (3)</b> 8:14;32:5,16	<b>advance (2)</b> 4:25;19:15	<b>annual (1)</b> 38:15	<b>authorize (6)</b> 14:12,16,22;47:21, 23;48:22	<b>basically (4)</b> 18:2;23:16;25:2; 37:20
<b>\$4.4 (1)</b> 8:25	<b>advancing (1)</b> 10:5	<b>anymore (1)</b> 36:2	<b>authorized (1)</b> 49:5	<b>basis (1)</b> 46:25
<b>\$500,000 (1)</b> 27:22	<b>afternoon (5)</b> 3:1;6:3;16:14;26:17; 34:16	<b>anyways (1)</b> 8:18	<b>authorizing (1)</b> 14:14	<b>basement (3)</b> 29:13,14,17
<b>\$8,665 (1)</b> 21:24	<b>again (7)</b> 9:4;27:7,19;28:21; 36:17;39:14,18	<b>apartments (1)</b> 7:14	<b>available (6)</b> 8:11,15,19;9:1;16:6; 31:14	<b>beautified (1)</b> 19:13
<b>\$8.7 (2)</b> 8:24;9:6	<b>agenda (2)</b> 11:13;51:10	<b>appealing (1)</b> 32:24	<b>Avenue (1)</b> 40:7	<b>beautiful (1)</b> 19:12
<b>\$9 (1)</b> 7:4	<b>aggressive (1)</b> 10:22	<b>applicable (1)</b> 11:16	<b>averaging (1)</b> 8:14	<b>become (2)</b> 25:9;28:25
<b>A</b>	<b>ago (3)</b> 17:19;32:7;35:9	<b>application (1)</b> 45:25	<b>awarding (1)</b> 30:11	<b>bedtime (1)</b> 22:25
<b>able (2)</b> 36:8;38:10	<b>agreement (3)</b> 47:20;48:20,23	<b>appreciate (4)</b> 19:17;34:7;47:8; 51:4	<b>aware (2)</b> 35:11,18	<b>beer (1)</b> 24:12
<b>above (1)</b> 33:10	<b>ahead (8)</b> 11:23;15:15;16:25; 36:23;39:20;42:14; 43:5;49:13	<b>approve (4)</b> 5:1;21:16,24;47:23	<b>away (3)</b> 23:25;28:6;46:14	<b>beginning (5)</b> 6:11,16;24:2;32:25; 40:1
<b>absolute (1)</b> 19:10	<b>Alliance (2)</b> 26:3;27:16	<b>April (4)</b> 2:22;3:2;8:13;18:17	<b>Awesome (1)</b> 25:15	<b>behalf (1)</b> 8:17
<b>absolutely (2)</b> 42:10,15	<b>allocate (1)</b> 11:7	<b>Arashi's (1)</b> 27:13	<b>aye (35)</b> 5:4,11,25;13:3,5,7,9, 11,14,17,19;15:4,6,8, 10,12,17,19,21;22:7,9,	<b>benefit (5)</b> 11:22;33:4;43:22;
<b>abutment (1)</b> 29:24	<b>allegiance (1)</b> 3:9	<b>architect (1)</b> 28:8		
<b>accept (1)</b> 48:10	<b>Alliance (2)</b> 26:3;27:16	<b>area (6)</b> 18:4;33:9;35:7;41:6; 44:8;45:16		
<b>access (5)</b> 6:24;31:4;32:1; 33:14;34:3	<b>allocated (1)</b> 32:3	<b>areas (2)</b> 23:25;31:19		
<b>accesses (1)</b> 31:17				
<b>accidentally (1)</b> 27:6				

45:7,15 <b>benefits (2)</b> 47:20;48:20 <b>bermed (1)</b> 30:2 <b>better (1)</b> 30:6 <b>bid (5)</b> 30:20,24,25;31:1,2 <b>big (4)</b> 10:10;33:19;41:22; 47:6 <b>biggest (1)</b> 29:11 <b>bike (3)</b> 44:18;47:1;50:11 <b>birthday (1)</b> 18:17 <b>bit (1)</b> 19:13 <b>BMX (1)</b> 46:24 <b>BOARD (17)</b> 2:1,14,18;4:23;9:25; 16:3;25:8;26:17;27:11, 14;35:11;37:6;42:8,9; 44:2,4;46:21 <b>boards (2)</b> 37:10;42:22 <b>boondoggle (1)</b> 7:4 <b>both (5)</b> 10:19;14:18;26:13; 44:16;50:8 <b>bother (1)</b> 33:13 <b>bottom (2)</b> 36:5,6 <b>bought (1)</b> 4:23 <b>Boulevard (1)</b> 6:18 <b>boy (1)</b> 50:22 <b>brand (2)</b> 38:24;39:9 <b>Brandi (12)</b> 2:13;3:3,19;10:8; 11:3;13:1;15:1,15; 17:6;19:19;22:5;49:13 <b>branding (1)</b> 38:18 <b>bridge (3)</b> 29:22,23;46:15 <b>bring (7)</b> 32:23;40:15;41:1,2; 44:25;45:13,13 <b>bringing (7)</b> 24:17;32:22;33:25, 25;37:24;38:2;44:24 <b>Broadway (3)</b> 6:10,17,18 <b>brought (4)</b>	24:13;27:10,14; 35:11 <b>brunch (1)</b> 23:18 <b>budget (6)</b> 10:15,17,18;19:20, 24;30:25 <b>budgeting (1)</b> 9:18 <b>buffer (1)</b> 35:1 <b>build (4)</b> 29:14,17;30:16; 41:16 <b>building (1)</b> 41:23 <b>built (4)</b> 27:21;28:2;42:8; 43:8 <b>burden (1)</b> 34:24 <b>bus (1)</b> 44:21 <b>businesses (2)</b> 29:16;43:14  <b>C</b>  <b>calculation (1)</b> 48:2 <b>Caleb (15)</b> 26:8,10,12;27:8,10, 13;32:8;34:5;39:22,23; 42:24;44:10;45:19; 47:8;51:8 <b>Caleb's (1)</b> 43:3 <b>call (6)</b> 3:19;13:1;15:1;22:5; 26:1;49:13 <b>called (2)</b> 43:9;45:8 <b>came (1)</b> 43:7 <b>can (44)</b> 3:19;4:21,22;5:15, 21;10:21;12:23;15:1, 14;16:9;17:10,11,14; 19:7,20;20:2,7,8;22:5; 26:6,7,24;27:2;28:22; 30:21,24;33:6;34:7; 36:6,11,19,21;37:3,5; 40:10;41:11;43:4,18; 44:2,3,11;49:12;50:17, 17 <b>car (1)</b> 31:20 <b>care (2)</b> 29:5;37:20 <b>cars (1)</b> 36:18 <b>case (2)</b> 33:23;50:8	<b>cash (2)</b> 8:11;19:15 <b>celebrate (1)</b> 7:21 <b>celebration (2)</b> 6:12,14 <b>center (7)</b> 31:13,14;33:9;35:19; 37:18;38:5,18 <b>certain (5)</b> 17:24;18:2,7;23:25; 40:18 <b>certainly (1)</b> 36:9 <b>Certified (1)</b> 2:21 <b>cetera (4)</b> 14:3;21:17,17;37:4 <b>CFO (2)</b> 2:15;8:9 <b>Chair (2)</b> 2:2,3 <b>CHAIRMAN (91)</b> 3:1,11,14,17;4:7,11, 18,22;5:4,6,11,13,21, 25;6:2;7:10,18;8:1,3; 10:1,15;11:1;12:14,20; 13:1,14,19,21;14:21; 15:1,13,21,24;16:12, 16;17:5;19:19,24;20:3, 7,9,14,19,22,24;21:2,7, 11,19,23;22:3,21,23; 23:3;24:8,15,24;25:15, 18,21;26:6,13,20,23; 27:1,8;30:1;31:3,23; 32:19;34:9,12;36:23; 38:10;39:21;42:4,13, 23;43:1,5;44:10,13; 45:17;48:15;49:1,10; 50:4,6;51:6,14,16 <b>chairs (4)</b> 23:25;24:4,6,8 <b>challenge (1)</b> 36:9 <b>chance (1)</b> 44:1 <b>change (1)</b> 5:1 <b>changing (1)</b> 44:23 <b>check (1)</b> 36:21 <b>checked (1)</b> 39:14 <b>checking (2)</b> 29:6;39:17 <b>chef-driven (1)</b> 19:2 <b>Chela (3)</b> 7:25;8:1,2 <b>Chela's (6)</b> 7:23,24;16:9,11,12; 21:16	<b>child (1)</b> 39:22 <b>Chris (23)</b> 2:4;4:1;13:4;15:5; 22:8;26:10;27:9,17; 34:5,7,10;35:9;36:22; 37:2;38:13,24;39:19; 40:2,13;42:4;43:1; 45:20;49:16 <b>citizen (1)</b> 51:9 <b>City (12)</b> 2:20;11:19;12:13,16, 21;32:3;35:1;43:12,13, 18;45:15;48:16 <b>clarified (1)</b> 49:11 <b>clarifying (1)</b> 49:2 <b>cleaning (1)</b> 29:6 <b>click (2)</b> 5:16,17 <b>close (3)</b> 3:11;35:19;44:6 <b>closest (1)</b> 31:21 <b>closing (1)</b> 34:25 <b>cocktail (1)</b> 19:9 <b>coffee (2)</b> 44:21,22 <b>collapsible (1)</b> 24:2 <b>colleagues (1)</b> 27:9 <b>collect (1)</b> 40:24 <b>collected (1)</b> 9:21 <b>column (1)</b> 10:14 <b>com (1)</b> 26:24 <b>combination (1)</b> 28:9 <b>comfort (1)</b> 39:5 <b>coming (7)</b> 4:9;7:21;33:20,24; 37:14;42:24;45:9 <b>commencing (1)</b> 2:23 <b>comment (1)</b> 16:3 <b>comments (3)</b> 10:18;12:24;28:22 <b>commercial (1)</b> 38:16 <b>commercialize (1)</b> 50:10 <b>Commission (1)</b>	18:8 <b>commit (2)</b> 32:7;38:25 <b>commitment (2)</b> 10:3;32:6 <b>commitments (5)</b> 8:20,21,24;9:3,4 <b>commitment's (1)</b> 12:22 <b>committed (1)</b> 12:22 <b>committee (1)</b> 48:12 <b>community (6)</b> 10:25;34:16;40:12; 43:13;45:15;47:5 <b>companies (2)</b> 37:14;38:23 <b>compete (1)</b> 45:10 <b>complaining (1)</b> 33:10 <b>complaints (1)</b> 33:8 <b>complete (8)</b> 6:23;12:6;14:15,17, 23;16:25;47:24;49:6 <b>completed (1)</b> 14:18 <b>complex (1)</b> 6:21 <b>component (1)</b> 41:17 <b>concept (3)</b> 17:13;30:18;47:2 <b>concerned (2)</b> 35:13,13 <b>concerns (1)</b> 31:3 <b>concession (1)</b> 41:23 <b>conditions (2)</b> 47:22;48:19 <b>confident (1)</b> 10:4 <b>confirmation (1)</b> 32:6 <b>confirmed (1)</b> 28:1 <b>Congratulations (1)</b> 25:19 <b>Congress (1)</b> 17:20 <b>conservatively (1)</b> 33:18 <b>consistent (1)</b> 10:23 <b>consolidated (1)</b> 20:11 <b>constantly (1)</b> 35:5 <b>construction (8)</b> 27:24;28:20,22;
--	---	--	---	--



30:11,12,13,15;32:11 <b>consultant (3)</b> 11:15,18;12:22 <b>containers (1)</b> 43:25 <b>contest (2)</b> 45:8,11 <b>contingency (1)</b> 30:17 <b>continue (1)</b> 46:7 <b>continued (1)</b> 47:8 <b>contractor (1)</b> 30:12 <b>contribution (2)</b> 21:25;38:15 <b>contributors (1)</b> 35:16 <b>control (3)</b> 14:10;17:10;40:24 <b>convention (5)</b> 31:13,14;33:8;38:5, 18 <b>converging (1)</b> 34:20 <b>conversation (1)</b> 24:15 <b>cooperating (1)</b> 11:11 <b>co-owner (1)</b> 34:23 <b>Corky (9)</b> 2:9;3:24;13:10; 15:11,13;22:10;42:25; 45:18;49:20 <b>Corky's (1)</b> 42:23 <b>cost (1)</b> 12:5 <b>council (2)</b> 27:17,20 <b>Counsel (7)</b> 2:14;12:6;14:22; 16:1;47:21,22;49:5 <b>counsel's (1)</b> 14:11 <b>country (1)</b> 28:11 <b>couple (2)</b> 10:6;26:22 <b>course (4)</b> 6:13;19:16;25:10; 47:1 <b>covered (2)</b> 32:25;34:18 <b>Cowtown (1)</b> 45:11 <b>Cox (23)</b> 2:6;3:13;4:15,16;5:3, 9,23;7:9,12,15;12:10; 13:8,9;15:9,10;22:14, 15;40:13;41:9,13;	49:18,19;51:13 <b>Craycroft (2)</b> 17:19;18:24 <b>create (4)</b> 14:7;39:2,2,6 <b>creating (1)</b> 37:3 <b>crossing (1)</b> 31:5 <b>crosswalks (2)</b> 31:16,16 <b>crowd (1)</b> 34:2 <b>current (2)</b> 40:3;46:5 <b>currently (2)</b> 17:22;42:18 <b>cursing (1)</b> 30:21 <b>Cushing (9)</b> 16:8;25:24;26:18; 27:12;28:3,5;31:23; 33:12;36:4 <b>cut (3)</b> 30:20,22;36:5	28:12 <b>designs (3)</b> 28:14,19,20 <b>destination (1)</b> 18:24 <b>deter (1)</b> 36:12 <b>develop (2)</b> 11:25;48:22 <b>developer (1)</b> 16:4 <b>Development (1)</b> 11:12 <b>diagrams (1)</b> 26:22 <b>differ (1)</b> 18:25 <b>difference (1)</b> 48:21 <b>different (1)</b> 43:17 <b>difficult (2)</b> 24:1;42:19 <b>dinner (4)</b> 23:2,5,7,14 <b>direct (1)</b> 31:11 <b>directed (1)</b> 27:20 <b>direction (1)</b> 47:18 <b>Director (1)</b> 2:13 <b>Directors (1)</b> 2:19 <b>distributed (1)</b> 4:24 <b>District (6)</b> 2:20;9:22;40:3,4,17, 25 <b>documentation (1)</b> 48:12 <b>documents (5)</b> 30:11,12,15;32:4; 49:6 <b>dollar (2)</b> 46:2,19 <b>donations (1)</b> 32:8 <b>done (2)</b> 9:11;41:6 <b>donors (1)</b> 43:14 <b>doors (3)</b> 36:4,5,18 <b>down (23)</b> 6:17;14:6;23:1; 24:13;29:13;30:3;33:5, 24,25;35:6,20;38:3,12; 39:1;40:15;43:15,23, 24;44:4;45:13;46:7,10; 50:18 <b>downtown (16)</b>	6:10;8:4;11:6,25; 12:3;16:17;21:8;24:17; 32:23,24;33:21;35:7; 40:8;41:6;45:16;46:25 <b>Dre (2)</b> 11:14;12:1 <b>dream (2)</b> 39:25;51:8 <b>drew (1)</b> 3:8 <b>drinks (1)</b> 19:7 <b>Drive (2)</b> 6:19;36:18 <b>driving (3)</b> 6:10,17;36:1 <b>dropped (1)</b> 44:19 <b>drown (1)</b> 45:9 <b>drug (1)</b> 35:20 <b>due (1)</b> 8:17 <b>during (1)</b> 45:6	<b>elements (1)</b> 30:6 <b>elite (1)</b> 12:1 <b>else (1)</b> 47:15 <b>Elvira (2)</b> 16:19;17:12 <b>e-mail (5)</b> 19:20,23;20:10,14, 20 <b>encourage (3)</b> 13:25;39:7;41:2 <b>end (4)</b> 8:10,18;28:20;30:9 <b>engage (1)</b> 40:12 <b>enjoyed (1)</b> 16:17 <b>enormous (1)</b> 50:7 <b>enough (3)</b> 19:8;41:22;48:25 <b>enter (2)</b> 6:21,25 <b>entire (2)</b> 30:16;48:6 <b>envision (1)</b> 42:1 <b>equally (1)</b> 11:19 <b>especially (3)</b> 13:25;29:17;45:6 <b>estimate (1)</b> 20:10 <b>estimated (2)</b> 30:16,18 <b>et (4)</b> 14:3;21:16,17;37:4 <b>even (2)</b> 31:13;38:25 <b>event (1)</b> 45:12 <b>events (8)</b> 31:15;35:3,4,4; 37:13,24;43:15;50:12 <b>everybody (6)</b> 13:25;15:24;34:6,8, 19;51:16 <b>everyone (2)</b> 3:1;6:2 <b>everyone's (2)</b> 25:12;43:16 <b>exactly (5)</b> 11:7;21:21;24:9,21; 38:6 <b>excited (2)</b> 7:21;12:1 <b>exciting (1)</b> 17:14 <b>Excuse (1)</b> 7:13 <b>exec (4)</b>
	<b>D</b>		<b>E</b>	

<p>5:14;6:4;48:22;49:6 <b>executive (7)</b> 5:7,18;12:6;14:17, 22;47:23;48:11 <b>existing (1)</b> 19:12 <b>expanded (1)</b> 17:20 <b>expect (4)</b> 8:23;31:8,11;48:17 <b>expected (1)</b> 9:6 <b>expecting (1)</b> 28:19 <b>expenditure (1)</b> 17:10 <b>expense (2)</b> 10:20;12:17 <b>expensive (1)</b> 21:8 <b>experience (1)</b> 25:12</p>	<p>46:21 <b>fencing (1)</b> 29:20 <b>few (3)</b> 5:13;23:22;27:15 <b>figure (1)</b> 46:19 <b>file (3)</b> 40:18,20;41:3 <b>final (1)</b> 23:20 <b>finally (1)</b> 6:16 <b>finances (1)</b> 8:6 <b>financial (1)</b> 8:7 <b>find (3)</b> 11:25;41:1;50:17 <b>finish (1)</b> 30:8 <b>firm (3)</b> 14:15;28:9;30:16 <b>first (11)</b> 5:14;9:15;11:13; 25:4,5;33:20;35:8; 45:2,4,22;46:3 <b>five (1)</b> 44:7 <b>fix (1)</b> 26:6 <b>flag (1)</b> 3:3 <b>Fletcher (9)</b> 2:2;4:17;13:18; 15:20;17:25;19:18; 21:1;22:20;50:3 <b>floor (2)</b> 23:23;24:10 <b>floors (1)</b> 18:5 <b>flow (1)</b> 19:15 <b>flowing (2)</b> 9:6;18:22 <b>Folding (1)</b> 24:8 <b>folks (1)</b> 26:2 <b>food (5)</b> 18:25;37:11;40:22; 44:3,7 <b>foot (2)</b> 29:10;36:15 <b>football (1)</b> 14:1 <b>forward (6)</b> 11:24;28:2,7;29:8; 46:9;51:4 <b>found (2)</b> 25:1,3 <b>foundation (2)</b> 39:11;43:16</p>	<p><b>four (2)</b> 36:19;50:6 <b>Francisco (1)</b> 44:20 <b>Friday (5)</b> 17:23;18:20;23:6,15; 25:4 <b>front (2)</b> 6:18;31:20 <b>frontage (4)</b> 18:5;31:5,10,22 <b>full (2)</b> 10:7;19:6 <b>fun (1)</b> 14:4 <b>funding (3)</b> 10:10;30:23;32:2 <b>funds (3)</b> 8:15;9:6;16:6 <b>funky (1)</b> 38:22</p>	<p>44:21 <b>grade (1)</b> 3:16 <b>graded (1)</b> 30:2 <b>graffiti (1)</b> 29:6 <b>grand (3)</b> 6:12;18:13,18 <b>grant (4)</b> 32:5,14,17;45:25 <b>granting (2)</b> 32:15;39:18 <b>grants (1)</b> 39:15 <b>grayish (1)</b> 29:21 <b>great (7)</b> 6:14;35:23;37:24; 41:4,7,13;51:17 <b>Greg (17)</b> 25:23,24;26:1,14; 27:3;28:25;34:14;35:5; 38:10;39:3,12;41:15; 45:20,22;48:17;50:9; 51:6 <b>Grindline (1)</b> 28:10 <b>guess (3)</b> 3:7,7;45:22 <b>guests (1)</b> 26:1 <b>Gutierrez (7)</b> 26:8,10;27:10;43:4, 6;44:12,15 <b>guys (10)</b> 10:9;16:25;19:13,16, 17:20;8;25:17;37:4; 41:16;43:4</p>	<p>7:8;36:13 <b>happenings (1)</b> 7:20 <b>happy (3)</b> 9:24;11:24;50:9 <b>hard (4)</b> 32:10;37:21;43:13, 19 <b>hardened (1)</b> 41:16 <b>Hawk (3)</b> 39:11;50:19,22 <b>head (2)</b> 4:12;50:17 <b>heads-up (1)</b> 50:16 <b>hear (8)</b> 4:21,22;22:1;34:8; 43:4;46:4,6,8 <b>hearing (2)</b> 10:16,18 <b>held (2)</b> 2:20;8:12 <b>Hello (1)</b> 34:6 <b>helmet (1)</b> 42:9 <b>helmets (1)</b> 42:21 <b>help (12)</b> 11:15,21,25;16:21; 36:10;38:11,17;40:10; 41:3;43:8;45:13;50:9 <b>here's (2)</b> 29:22,23 <b>Hermosillo (1)</b> 43:7 <b>Heroin (1)</b> 38:21 <b>Hi (1)</b> 16:15 <b>highlights (1)</b> 17:15 <b>highly (1)</b> 41:2 <b>hire (1)</b> 12:21 <b>hired (2)</b> 28:8,11 <b>hiring (1)</b> 11:15 <b>Historic (1)</b> 18:8 <b>historical (1)</b> 6:19 <b>hit (2)</b> 9:10;18:20 <b>hitting (2)</b> 29:16;32:9 <b>hold (3)</b> 10:17;39:15,18 <b>home (2)</b> 19:11;50:19</p>
<b>F</b>		<b>G</b>		
<p><b>facades (1)</b> 6:19 <b>face (1)</b> 36:4 <b>Facilities (1)</b> 2:19 <b>facility (2)</b> 41:21;42:2 <b>facing (2)</b> 36:3,18 <b>familiar (1)</b> 46:24 <b>family (3)</b> 8:4,4;16:14 <b>fan (1)</b> 14:1 <b>far (5)</b> 7:10;8:20;9:3;18:15; 29:5 <b>favor (4)</b> 5:4,11,25;51:14 <b>feasibility (4)</b> 27:20,22,25;32:4 <b>February (1)</b> 27:19 <b>federal (2)</b> 11:15,21 <b>fee (1)</b> 38:15 <b>feedback (1)</b> 28:18 <b>feel (1)</b> 29:22 <b>fees (1)</b> 37:15 <b>feet (2)</b> 36:20;40:6 <b>fellow (1)</b></p>		<p><b>games (2)</b> 14:2;45:6 <b>gap (1)</b> 46:16 <b>garage (1)</b> 50:17 <b>gave (1)</b> 27:22 <b>gavel (1)</b> 13:21 <b>gear (2)</b> 8:19;42:6 <b>generally (1)</b> 7:20 <b>generate (1)</b> 27:18 <b>gets (3)</b> 24:13;30:2;43:22 <b>given (3)</b> 9:14;10:7;26:3 <b>gives (4)</b> 15:17;29:22;39:5; 44:1 <b>glass (1)</b> 20:22 <b>goal (3)</b> 30:11;32:11;46:14 <b>goes (1)</b> 30:1 <b>Good (12)</b> 3:1;6:2,7;18;8:6;9:8; 15:21;16:14;24:22; 25:15;26:17;34:4; 36:15 <b>government (2)</b> 48:15,16 <b>grab (1)</b> 44:3 <b>grabbing (1)</b></p>	<p><b>H</b></p> <p><b>Haga-Blackman (41)</b> 2:13;3:20,22,24;4:1, 3,5,13,17;13:2,4,6,8,10, 12,16,18;15:3,5,7,9,11, 16,20;19:22;22:6,8,10, 12,14,16,18,20;49:14, 16,18,20,22,24;50:1,3 <b>half (5)</b> 8:11;21:12,16,21; 36:6 <b>HAMMOND (5)</b> 4:10;26:9,11;27:3,5 <b>hand (3)</b> 21:14;42:23;45:18 <b>handling (1)</b> 40:14 <b>hang (3)</b> 5:15;34:11;44:4 <b>hanging (1)</b> 36:7 <b>happening (2)</b></p>	

<p><b>honored (1)</b> 14:5</p> <p><b>hopping (1)</b> 24:20</p> <p><b>hotdog (1)</b> 39:3</p> <p><b>hour (4)</b> 2:23;23:20,24;24:13</p> <p><b>house (1)</b> 25:3</p> <p><b>huge (5)</b> 19:11;28:5;33:4; 34:21;45:7</p> <p><b>Huna (3)</b> 20:4;26:7;27:2</p>	<p><b>inside (2)</b> 37:2;41:16</p> <p><b>installed (3)</b> 18:6,6,9</p> <p><b>instantly (1)</b> 36:8</p> <p><b>instead (1)</b> 9:13</p> <p><b>instruct (1)</b> 12:5</p> <p><b>interest (2)</b> 37:22;38:22</p> <p><b>interested (1)</b> 11:5</p> <p><b>intergovernmental (1)</b> 48:23</p> <p><b>international (2)</b> 14:1,2</p> <p><b>into (15)</b> 5:14;9:5;14:9;17:12, 23;19:12;23:14;28:22; 31:18,18;37:18;42:8; 48:5,5;49:5</p> <p><b>introduce (2)</b> 27:9;37:11</p> <p><b>invest (5)</b> 8:19;9:1;11:8;12:4; 49:4</p> <p><b>invested (2)</b> 8:15;25:10</p> <p><b>investing (1)</b> 39:6</p> <p><b>investment (1)</b> 19:14</p> <p><b>investments (2)</b> 9:19;10:24</p> <p><b>invited (1)</b> 26:2</p> <p><b>invoices (1)</b> 20:5</p> <p><b>irrigation (1)</b> 29:20</p> <p><b>issue (1)</b> 6:8</p> <p><b>issues (3)</b> 13:15;28:6;40:22</p> <p><b>Item (6)</b> 11:4,4,10;13:24; 16:2;25:23</p> <p><b>items (1)</b> 11:13</p>	<p><b>January (1)</b> 39:16</p> <p><b>Jersey (1)</b> 24:5</p> <p><b>jerseys (1)</b> 14:3</p> <p><b>Jimenez (1)</b> 2:7</p> <p><b>July (2)</b> 30:10,12</p> <p><b>jumping (1)</b> 44:21</p> <p><b>June (2)</b> 28:24;30:10</p>	<p>14:12</p> <p><b>least (4)</b> 18:21;21:8;32:11; 33:20</p> <p><b>leave (1)</b> 33:7</p> <p><b>leaves (1)</b> 8:25</p> <p><b>leaving (3)</b> 8:13,22,24</p> <p><b>led (1)</b> 3:5</p> <p><b>left (1)</b> 32:3</p> <p><b>legitimate (1)</b> 10:13</p> <p><b>lemonade (1)</b> 39:4</p> <p><b>lengthy (1)</b> 9:3</p> <p><b>less (1)</b> 9:13</p> <p><b>lessons (1)</b> 40:11</p> <p><b>level (2)</b> 30:2,6</p> <p><b>Levin (19)</b> 2:8;4:3,4;5:2,10; 13:6,7;15:7,8;22:18, 19;46:20;47:17,25; 48:7,24;50:1,2,15</p> <p><b>liability (1)</b> 25:9</p> <p><b>light (1)</b> 44:18</p> <p><b>lighted (1)</b> 29:20</p> <p><b>lighting (1)</b> 29:19</p> <p><b>lights (2)</b> 33:5,16</p> <p><b>likely (2)</b> 33:13;42:11</p> <p><b>limited (1)</b> 19:7</p> <p><b>line (1)</b> 31:20</p> <p><b>lines (1)</b> 37:5</p> <p><b>link (2)</b> 26:4,4</p> <p><b>liquor (1)</b> 19:7</p> <p><b>list (2)</b> 8:20;9:3</p> <p><b>lit (1)</b> 33:15</p> <p><b>little (10)</b> 6:15;10:21;16:20; 17:19;24:1;25:6;37:8; 42:19;43:10;50:22</p> <p><b>live (2)</b> 10:4;44:16</p>	<p><b>local (2)</b> 35:4;40:12</p> <p><b>locally (1)</b> 28:10</p> <p><b>location (1)</b> 17:20</p> <p><b>log (1)</b> 25:3</p> <p><b>logical (1)</b> 30:18</p> <p><b>logistics (1)</b> 24:1</p> <p><b>long (1)</b> 35:9</p> <p><b>Look (7)</b> 3:4;21:4;24:6;30:10; 36:19;39:9;51:4</p> <p><b>looked (2)</b> 35:24;36:3</p> <p><b>looking (7)</b> 11:25;14:2;26:9; 30:13;36:24;38:11; 41:22</p> <p><b>looks (3)</b> 6:19;17:13;51:8</p> <p><b>lot (26)</b> 6:12,15;7:3;11:2; 13:24;14:1,7,10,12,14; 16:17;21:9;24:11; 33:23;37:21,22;38:19, 21;42:7,17;43:14; 44:23,24,25;45:1; 46:22</p> <p><b>luck (1)</b> 25:16</p> <p><b>Luis (2)</b> 16:14;17:11</p>
<b>I</b>		<b>K</b>		
<p><b>I-10 (1)</b> 27:12</p> <p><b>iconic (2)</b> 8:4;14:4</p> <p><b>ID (2)</b> 25:1,2</p> <p><b>IDA (11)</b> 11:11,12,19,24;12:3, 5,7,12,13,21;13:22</p> <p><b>idea (10)</b> 11:14;24:18;27:12, 13,19;36:15;43:20; 45:23;46:18;47:7</p> <p><b>ideas (1)</b> 11:18</p> <p><b>identify (2)</b> 11:15,21</p> <p><b>IGA (5)</b> 29:4,7;48:17,22;49:2</p> <p><b>impacted (2)</b> 33:2,2</p> <p><b>important (2)</b> 25:8,13</p> <p><b>impressed (1)</b> 35:10</p> <p><b>improvements (1)</b> 21:25</p> <p><b>inactive (1)</b> 10:3</p> <p><b>inaudible (1)</b> 43:16</p> <p><b>include (2)</b> 14:9;47:25</p> <p><b>includes (1)</b> 29:19</p> <p><b>increase (1)</b> 9:21</p> <p><b>individually (1)</b> 27:18</p> <p><b>indoor (1)</b> 46:24</p> <p><b>Industrial (1)</b> 11:12</p> <p><b>initial (1)</b> 27:12</p>	<p style="text-align: center;"><b>J</b></p> <p><b>Jackson (22)</b> 25:25;26:2,8,10,16, 21,25;27:4,7,10;29:3; 30:5;31:8,25;32:21; 33:16;39:14,25;41:20; 46:3,13;51:4</p> <p><b>Jannie (6)</b> 2:6;4:15;13:8;15:9; 22:14;49:18</p>	<p><b>keep (6)</b> 33:6;35:20;36:11; 39:7,17;44:5</p> <p><b>keeping (3)</b> 35:21;37:17,23</p> <p><b>key (1)</b> 49:9</p> <p><b>kicking (2)</b> 33:6,14</p> <p><b>kid (1)</b> 43:10</p> <p><b>kids (4)</b> 33:25,25;47:3,6</p> <p><b>kind (14)</b> 10:2;17:7,8;27:14; 29:21;34:14;36:24; 37:2,7;38:3;39:8;40:9; 42:9;43:16</p> <p><b>knock (1)</b> 14:6</p> <p><b>Kyle (1)</b> 27:13</p>	<p style="text-align: center;"><b>L</b></p> <p><b>La (1)</b> 43:9</p> <p><b>landscape (1)</b> 28:8</p> <p><b>landscaping (1)</b> 29:20</p> <p><b>last (13)</b> 8:16;9:17;10:25; 16:9;18:14;23:16; 25:23;47:13,22;48:4,4, 5;49:9</p> <p><b>latest (1)</b> 28:24</p> <p><b>learned (1)</b> 50:23</p> <p><b>lease (7)</b> 14:9,11,14,15,17,23; 32:10</p> <p><b>leased (1)</b> 7:2</p> <p><b>leasing (1)</b></p>	<p style="text-align: center;"><b>M</b></p> <p><b>Madrid (1)</b> 14:3</p> <p><b>main (1)</b> 31:11</p> <p><b>mainly (3)</b> 17:22;24:10,12</p> <p><b>maintain (3)</b> 25:9;29:2,4</p> <p><b>maintaining (1)</b> 34:25</p> <p><b>making (1)</b> 41:22</p> <p><b>manage (1)</b> 42:17</p> <p><b>many (4)</b> 18:1;37:19;45:9,9</p> <p><b>Mar (1)</b> 50:23</p> <p><b>March (5)</b> 4:24;8:10,18;10:11; 28:14</p> <p><b>Mark (1)</b> 19:25</p>

<p><b>marketing (1)</b> 38:8</p> <p><b>Marquez (39)</b> 2:3;3:10,22,23;4:8; 7:25;8:2;11:23;12:16; 13:2,3;14:20;15:3,4; 16:11;17:11;18:13,23; 19:4,10,18;20:5;21:9; 22:6,7;23:6;25:7,14; 28:25;33:15;39:19; 40:2;43:3;46:22;49:14, 15:50;17,19,25</p> <p><b>Martin (2)</b> 18:11;20:18</p> <p><b>master (1)</b> 11:10</p> <p><b>material (1)</b> 48:13</p> <p><b>math (1)</b> 21:6</p> <p><b>maxed (1)</b> 31:15</p> <p><b>May (15)</b> 6:9;10:15,16,20; 11:9;16:6;26:3;28:24; 30:9;32:8;36:22;38:3, 16;46:4;51:17</p> <p><b>maybe (14)</b> 7:4;23:23;24:23,24; 34:22,23;35:1;37:2,11; 40:2;41:5;43:2,24; 50:11</p> <p><b>mayor (2)</b> 27:17,19</p> <p><b>McCusker (97)</b> 2:2;3:1,11,14,17;4:7, 11,17,18,22;5:4,6,11, 13,21,25;6:2;7:10,18; 8:1,3;10:1,15;11:1; 12:14,20;13:1,14,18, 19,21;14:21;15:1,13, 20,21,24;16:12,16; 17:5;19:19,24;20:3,7,9, 14,19,22,24;21:2,7,11, 19,23;22:3,20,21,23; 23:3;24:8,15,24;25:15, 18,21;26:6,13,20,23; 27:1,8;30:1;31:3,23; 32:19;34:9,12;36:23; 38:10;39:21;42:4,13, 23;43:1,5;44:10,13; 45:17;48:15;49:1,10; 50:3,4,6;51:6,14,16</p> <p><b>mean (6)</b> 10:22;24:21;31:8; 40:6,19;46:14</p> <p><b>means (2)</b> 40:20;49:11</p> <p><b>Medcoff (15)</b> 2:14;3:6,7;20:1,8,13, 16,21,23,25;21:6,17; 47:14,17;48:14</p> <p><b>Medcoff's (1)</b></p>	<p>14:15</p> <p><b>meeting (11)</b> 2:18;3:2;4:23,24; 5:14,17;10:16,20;11:9; 27:17;51:17</p> <p><b>meetings (1)</b> 6:12</p> <p><b>MEJIA (21)</b> 16:15;17:1,17;18:16; 19:1,5,16;20:17;21:5, 10;23:2,4,8,10,12,15; 24:9,19,25;25:10,17</p> <p><b>member (1)</b> 46:21</p> <p><b>MEMBERS (5)</b> 2:1;5:17;26:17; 27:18;35:11</p> <p><b>mentioned (1)</b> 37:7</p> <p><b>menu (1)</b> 19:9</p> <p><b>Mercado (1)</b> 7:10</p> <p><b>met (2)</b> 28:1;35:9</p> <p><b>metronome (1)</b> 3:17</p> <p><b>Mexican (1)</b> 17:22</p> <p><b>Mexico (2)</b> 43:6;45:4</p> <p><b>Meyers (5)</b> 2:15;8:8,8;10:6,21</p> <p><b>mic (1)</b> 4:11</p> <p><b>might (11)</b> 21:7;24:23;38:10,20; 39:9,10;41:6;46:5; 47:19;49:8;51:8</p> <p><b>Mike (7)</b> 2:8;4:3;15:7;22:18; 47:19;48:3;50:1</p> <p><b>Mile (3)</b> 7:13,17,19</p> <p><b>million (20)</b> 7:4,5;8:11,12,13,15, 19,21,23,24,25;9:6,17, 18;30:17,19,20;32:12, 13;46:18</p> <p><b>minimally (1)</b> 33:2</p> <p><b>minutes (4)</b> 4:23;5:6,19;44:7</p> <p><b>miscalculation (1)</b> 8:17</p> <p><b>missed (1)</b> 40:2</p> <p><b>modification (1)</b> 5:1</p> <p><b>mom (1)</b> 33:25</p> <p><b>moment (1)</b> 26:11</p>	<p><b>mom's (1)</b> 18:17</p> <p><b>monetization (2)</b> 36:25;37:6</p> <p><b>money (12)</b> 10:9;16:20;32:10; 35:13;43:13;47:13,22; 48:4,5,5,18;49:9</p> <p><b>month (9)</b> 8:14,16;9:17;10:8, 10,12;28:21;30:9;46:6</p> <p><b>months (6)</b> 8:16;9:7,8,11,16; 32:7</p> <p><b>mooted (1)</b> 4:7</p> <p><b>more (15)</b> 6:7;7:21;10:22;12:3; 19:2,2,13;24:20,20; 34:1;39:5;40:20;41:8; 42:19;45:14</p> <p><b>morning (2)</b> 44:16,17</p> <p><b>mortgage (1)</b> 8:12</p> <p><b>most (4)</b> 25:13;33:21;42:5,11</p> <p><b>mostly (1)</b> 26:22</p> <p><b>Motion (32)</b> 5:5,8,12,22;6:1;12:4, 11,11,20;13:20;14:12, 13,21;15:23;21:12,15, 24;22:1,22;47:10,15, 16,25;48:3,11,24;49:3, 4,10;50:5;51:11,15</p> <p><b>move (3)</b> 26:7,14;46:9</p> <p><b>moved (8)</b> 5:2,9,23;8:4;12:8; 17:12;19:11;51:12</p> <p><b>moving (2)</b> 11:24;28:6</p> <p><b>MSA (2)</b> 31:12;34:4</p> <p><b>much (9)</b> 8:17;9:23;11:3,7; 34:1;43:17;45:17; 46:16,20</p> <p><b>Multipurpose (1)</b> 2:19</p> <p><b>mural (3)</b> 18:12;20:13,17</p> <p><b>muralist (1)</b> 18:11</p> <p><b>muralists (1)</b> 43:18</p> <p><b>murals (1)</b> 43:17</p> <p><b>mute (1)</b> 43:1</p> <p><b>muted (2)</b> 4:10;19:18</p>	<p style="text-align: center;"><b>N</b></p> <p><b>name (5)</b> 15:14;38:14,20; 39:10;50:21</p> <p><b>name's (1)</b> 34:6</p> <p><b>naming (4)</b> 37:1;38:2,6;50:13</p> <p><b>nap (1)</b> 22:25</p> <p><b>Nation (1)</b> 32:5</p> <p><b>national (1)</b> 35:4</p> <p><b>nature (1)</b> 37:16</p> <p><b>near (1)</b> 40:8</p> <p><b>nearly (1)</b> 16:19</p> <p><b>need (14)</b> 5:1,8;12:2,3;14:11; 26:24;27:3;37:9;40:18; 44:2;47:15;48:17,24; 51:11</p> <p><b>needed (3)</b> 12:2;18:1;48:13</p> <p><b>needs (2)</b> 47:17;49:3</p> <p><b>negative (1)</b> 35:12</p> <p><b>neighboring (1)</b> 29:16</p> <p><b>new (10)</b> 6:23;7:20,20;17:13; 24:5;39:16;43:8;44:2, 3;45:3</p> <p><b>news (1)</b> 8:6</p> <p><b>next (6)</b> 8:16,19,24;9:7; 12:23;28:20</p> <p><b>nibble (1)</b> 16:17</p> <p><b>Nice (5)</b> 19:4;24:2;37:23; 44:19,20</p> <p><b>night (5)</b> 22:24;25:4,6;33:6,12</p> <p><b>nightclub (11)</b> 17:23;18:20,22; 23:14,20;24:11,19,20; 25:4,6,8</p> <p><b>nights (1)</b> 17:24</p> <p><b>nine (1)</b> 11:10</p> <p><b>noise (1)</b> 42:14</p> <p><b>north (1)</b> 29:24</p>	<p><b>northern (2)</b> 28:3,7</p> <p><b>notable (1)</b> 18:11</p> <p><b>notch (1)</b> 25:11</p> <p><b>Nowhere (1)</b> 33:1</p> <p><b>Nuevo (14)</b> 2:19;3:2;8:9;11:22; 12:13;16:4;18:10; 26:17;27:11,14;32:22; 35:15;46:2;47:11</p> <p><b>Nuevo's (1)</b> 35:13</p> <p><b>number (14)</b> 6:5,5;9:5;11:4,4,10; 13:24;16:2;21:19;25:3; 32:9;36:10;46:1;47:6</p> <p><b>numbers (2)</b> 10:23;25:1</p> <hr/> <p style="text-align: center;"><b>O</b></p> <p><b>obviously (2)</b> 17:12;46:14</p> <p><b>o'clock (3)</b> 5:15;33:11,11</p> <p><b>off (14)</b> 6:16;9:20;27:6; 30:21,22;33:3;34:24; 38:4;40:6;43:18;44:19; 47:3;48:13,25</p> <p><b>offer (1)</b> 19:7</p> <p><b>officers (4)</b> 12:6;14:17,22;47:23</p> <p><b>old (3)</b> 14:6;16:19;50:6</p> <p><b>olds (1)</b> 33:23</p> <p><b>once (3)</b> 14:17;46:8;47:23</p> <p><b>one (36)</b> 8:23;11:12,18;12:14; 16:18;17:6;19:24; 20:10;22:25;23:23; 29:18;30:18;31:3,23, 24;32:6,24;34:11,22; 35:15,20,23;36:10,15; 40:22;41:12;43:8,22; 46:3,4,9,15;47:12;48:5, 7,11</p> <p><b>ongoing (1)</b> 11:6</p> <p><b>online (1)</b> 16:13</p> <p><b>only (7)</b> 19:22;34:18;35:20; 39:12;40:20;45:21; 48:21</p> <p><b>O'odham (2)</b> 32:5,18</p>
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<p><b>open (15)</b> 6:13,13;7:6,7;8:3,5; 13:25;14:4;23:7,10,17; 33:6,7;35:20;36:5</p> <p><b>opened (5)</b> 6:14;7:23;17:18; 18:14;37:8</p> <p><b>opening (7)</b> 18:13,16,18,18; 34:25;43:25;50:16</p> <p><b>openings (2)</b> 6:12;7:20</p> <p><b>opportunities (5)</b> 12:1;37:6;38:12,16; 39:8</p> <p><b>opportunity (6)</b> 6:8;11:8,13;32:15; 36:25;37:25</p> <p><b>option (1)</b> 42:16</p> <p><b>options (1)</b> 19:3</p> <p><b>oral (2)</b> 12:25;14:25</p> <p><b>original (2)</b> 32:2;44:5</p> <p><b>Oseran (9)</b> 2:10;4:5,13,21; 13:12;22:12,13;49:22, 23</p> <p><b>otherwise (1)</b> 29:15</p> <p><b>ours (1)</b> 47:2</p> <p><b>out (28)</b> 5:15,16,17;7:7;9:6; 10:3,8,12;12:10;14:16; 16:7;19:6;21:17;24:18; 29:7;31:7,15;32:9,15; 33:11;36:7,21;41:18; 44:4;47:10,10;50:25; 51:3</p> <p><b>outside (2)</b> 8:23;40:3</p> <p><b>outskirts (1)</b> 40:6</p> <p><b>over (21)</b> 6:15;7:14;8:7,19; 10:25;16:19,24;17:19; 25:6;26:7;31:12,12; 35:19;37:14;38:4,5; 41:21;42:2;45:10;47:8; 50:23</p> <p><b>overtaking (1)</b> 35:22</p> <p><b>owe (1)</b> 10:9</p> <p><b>own (1)</b> 42:6</p>	<p>42:22</p> <p><b>page (1)</b> 9:2</p> <p><b>paid (4)</b> 3:15;8:16,22;9:3</p> <p><b>paint (1)</b> 18:12</p> <p><b>painting (1)</b> 18:3</p> <p><b>panel (1)</b> 26:14</p> <p><b>parallel (1)</b> 38:7</p> <p><b>parcels (1)</b> 14:10</p> <p><b>parents (2)</b> 17:18;33:25</p> <p><b>park (44)</b> 6:24;16:8;25:24; 27:12,21;28:1;29:10, 11,12,20,23;30:7,21; 31:7,17,21;32:25; 33:12,24;34:15,18,20; 35:2,5,22,24;36:3; 39:24;40:9,15;42:17, 20;43:8,12,23;44:5,8, 24,25;45:2,2,4,14; 46:24</p> <p><b>parking (20)</b> 6:6,6,7,24;11:6,7; 13:24;14:7,12,14; 24:16,16,18,22;31:9, 10,11,14,19;34:4</p> <p><b>parks (11)</b> 25:25;28:10;29:1,1, 3;33:18;34:17,25; 43:15;45:1;48:16</p> <p><b>Parque (1)</b> 43:9</p> <p><b>part (6)</b> 18:10;28:25;31:2; 37:17,20;41:18</p> <p><b>partake (1)</b> 37:15</p> <p><b>participate (4)</b> 12:21;14:5;39:12; 40:15</p> <p><b>parts (1)</b> 37:9</p> <p><b>Pascua (4)</b> 32:15;46:3,8,17</p> <p><b>pass (1)</b> 5:6</p> <p><b>passed (9)</b> 5:5,12;6:1;13:20,22; 15:23;22:22;50:5; 51:15</p> <p><b>past (2)</b> 9:20;22:24</p> <p><b>pay (3)</b> 6:16;21:16;40:20</p> <p><b>paying (2)</b> 9:20;32:3</p>	<p><b>payment (1)</b> 8:12</p> <p><b>pedestrian (1)</b> 31:4</p> <p><b>people (29)</b> 5:14;7:3;14:2;18:22; 23:22;24:17,21;31:6, 11;32:1,23,24;33:10, 20,21;35:6;36:7,11; 37:10,19,22;38:5,19; 40:11,17;44:1,24,25; 45:9</p> <p><b>percent (10)</b> 6:23;7:2,2,9;14; 28:14,19,19;30:15,17, 22</p> <p><b>permits (2)</b> 18:8;28:23</p> <p><b>permitting (3)</b> 28:16,17;30:9</p> <p><b>perspective (1)</b> 33:17</p> <p><b>phase (7)</b> 29:18;30:18;46:15; 47:12;48:5,7,11</p> <p><b>Phoenix (3)</b> 34:20;45:1,8</p> <p><b>photos (1)</b> 19:23</p> <p><b>PHXAM (1)</b> 45:8</p> <p><b>picked (1)</b> 10:13</p> <p><b>picture (2)</b> 29:12;30:4</p> <p><b>pictures (3)</b> 16:23;17:3;18:9</p> <p><b>piece (2)</b> 12:17;50:14</p> <p><b>pieces (1)</b> 31:1</p> <p><b>piers (2)</b> 29:21,23</p> <p><b>pizza (1)</b> 51:1</p> <p><b>place (3)</b> 37:23;47:3;51:1</p> <p><b>places (1)</b> 8:5</p> <p><b>plan (3)</b> 11:11;28:23;44:6</p> <p><b>plans (1)</b> 16:5</p> <p><b>plastic (1)</b> 24:7</p> <p><b>plating (2)</b> 19:1,2</p> <p><b>play (1)</b> 45:5</p> <p><b>playing (1)</b> 24:18</p> <p><b>Plaza (1)</b> 6:18</p>	<p><b>please (2)</b> 3:19;8:5</p> <p><b>pledge (2)</b> 3:5,9</p> <p><b>pm (3)</b> 2:23;23:10;51:18</p> <p><b>point (8)</b> 8:25;9:12,19;12:10; 41:5;46:2,10;48:18</p> <p><b>Polar (1)</b> 38:13</p> <p><b>police (2)</b> 41:1;42:18</p> <p><b>pop (2)</b> 6:11;43:22</p> <p><b>popular (1)</b> 18:23</p> <p><b>pop-up (3)</b> 38:25;40:23;43:23</p> <p><b>portfolio (1)</b> 29:1</p> <p><b>portion (1)</b> 12:18</p> <p><b>position (3)</b> 5:1;12:2;46:9</p> <p><b>possibilities (1)</b> 50:13</p> <p><b>possible (1)</b> 46:16</p> <p><b>possibly (1)</b> 45:24</p> <p><b>Poster (24)</b> 2:9;3:24,25;4:12; 5:24;12:9;13:10,11; 15:11,12,13;21:18; 22:2,10,11;42:25,25; 45:19;46:12;48:2,8; 49:20,21;51:12</p> <p><b>potentially (1)</b> 31:13</p> <p><b>practice (1)</b> 3:18</p> <p><b>prepare (2)</b> 47:21,22</p> <p><b>presence (1)</b> 37:19</p> <p><b>PRESENT (5)</b> 2:1,12;3:21;4:14; 16:4</p> <p><b>presentation (6)</b> 16:22;17:1,2;26:20; 45:20;46:21</p> <p><b>presenting (1)</b> 10:17</p> <p><b>Preservation (1)</b> 18:8</p> <p><b>pretty (7)</b> 7:5;9:23;10:4,4,10, 11;24:5</p> <p><b>primarily (1)</b> 36:1</p> <p><b>privacy (1)</b> 36:16</p>	<p><b>private (3)</b> 32:8;43:14;48:21</p> <p><b>probably (9)</b> 4:19;6:23;7:2;22:24; 26:4;34:4;35:17;45:3; 48:17</p> <p><b>problem (1)</b> 35:6</p> <p><b>problems (1)</b> 35:18</p> <p><b>process (2)</b> 24:14;46:7</p> <p><b>produce (2)</b> 7:4;38:4</p> <p><b>produced (1)</b> 43:11</p> <p><b>produces (1)</b> 39:5</p> <p><b>production (1)</b> 18:7</p> <p><b>profession (1)</b> 51:3</p> <p><b>professional (1)</b> 37:14</p> <p><b>programs (3)</b> 34:17;36:12;40:11</p> <p><b>progressively (1)</b> 11:25</p> <p><b>project (23)</b> 7:3;26:19;27:11,14; 28:16,18;29:14,19; 30:16,20;32:23;35:10, 14,14;43:11;45:21; 46:23;47:9,11,12,14; 48:17;49:5</p> <p><b>projects (1)</b> 10:5</p> <p><b>pronouncing (1)</b> 7:24</p> <p><b>properly (2)</b> 40:20;41:3</p> <p><b>property (3)</b> 6:24;14:10;40:10</p> <p><b>proposal (2)</b> 12:12;43:11</p> <p><b>propose (1)</b> 34:22</p> <p><b>proposed (2)</b> 17:7;40:9</p> <p><b>provide (1)</b> 19:8</p> <p><b>provided (1)</b> 48:13</p> <p><b>provision (1)</b> 49:9</p> <p><b>public (5)</b> 6:4,20;10:18;26:4; 34:18</p> <p><b>public/private (1)</b> 37:1</p> <p><b>publicizing (1)</b> 30:10</p> <p><b>pull (4)</b></p>
<b>P</b>				
<b>pads (1)</b>				

<p>17:6;19:20;20:2,7 <b>purchased (2)</b> 24:2,4 <b>push (1)</b> 46:5 <b>push-button (1)</b> 31:16 <b>put (13)</b> 11:7;21:17,19;23:24; 35:3,3;38:14,20;39:10, 15;41:17;47:10;49:8 <b>puts (1)</b> 45:12 <b>putting (1)</b> 27:12</p>	<p>25;48:16 <b>recess (2)</b> 5:8,20 <b>recommend (1)</b> 43:24 <b>recommendation (1)</b> 28:2 <b>reconvene (1)</b> 5:22 <b>Rec's (1)</b> 29:1 <b>refer (1)</b> 48:4 <b>referring (1)</b> 21:1 <b>regarding (1)</b> 20:15 <b>region (1)</b> 11:17 <b>regional (1)</b> 35:4 <b>regular (1)</b> 46:25 <b>relate (1)</b> 6:6 <b>related (2)</b> 4:19;6:6 <b>reluctant (1)</b> 35:15 <b>remaining (3)</b> 9:4;10:14;27:23 <b>remember (1)</b> 50:22 <b>REMEMBERED (1)</b> 2:18 <b>Remind (1)</b> 7:9 <b>reminds (1)</b> 44:20 <b>Rena (1)</b> 43:9 <b>renovation (1)</b> 21:8 <b>rent (2)</b> 42:7,22 <b>rental (4)</b> 42:5,9,9,16 <b>reorient (1)</b> 6:21 <b>replacement (1)</b> 37:9 <b>Reporter (1)</b> 2:22 <b>request (3)</b> 11:20;16:25;21:16 <b>requesting (1)</b> 16:5 <b>required (1)</b> 49:6 <b>resealing (1)</b> 18:5 <b>research (1)</b> 41:8</p>	<p><b>researching (1)</b> 41:5 <b>reservations (2)</b> 23:16,21 <b>residential (1)</b> 33:9 <b>resources (2)</b> 11:16,21 <b>response (2)</b> 12:25;14:25 <b>responsibilities (1)</b> 29:5 <b>responsible (1)</b> 48:12 <b>restaurant (4)</b> 14:4;17:15,18,22 <b>restaurants (1)</b> 6:25 <b>restroom (4)</b> 41:21,24,25;42:2 <b>restrooms (6)</b> 29:6;35:18,22,25; 36:13;37:18 <b>result (2)</b> 10:24;47:20 <b>retail (3)</b> 39:2,5;41:16 <b>retailers (1)</b> 41:18 <b>retired (1)</b> 46:22 <b>return (1)</b> 19:13 <b>returns (1)</b> 40:18 <b>revealing (1)</b> 38:22 <b>revenue (6)</b> 7:5;9:18;10:19,22; 38:4;45:16 <b>reviews (1)</b> 6:14 <b>revise (1)</b> 48:25 <b>revisit (1)</b> 12:23 <b>Richard (10)</b> 2:10;4:5,6,13,19; 13:12,13;15:16,17; 49:22 <b>Richards (1)</b> 22:12 <b>ride (3)</b> 24:23;44:17;47:1 <b>right (38)</b> 3:7,10;4:23;5:13,15; 7:24;16:10;18:6;20:21, 25;21:2,4,6;22:3;27:1; 28:13,23;29:7,11;30:2, 8;31:9,20;32:2,11,16; 33:10,19;34:14;38:19; 39:12,18;40:8;42:2,17, 20;43:6;50:20</p>	<p><b>right-of-way (1)</b> 28:17 <b>rights (3)</b> 38:2,6;50:13 <b>rink (1)</b> 42:6 <b>Rio (15)</b> 2:19;3:2;8:9;11:22; 12:13;16:4;18:10; 26:17;27:11,14;32:22; 35:13,15;46:2;47:11 <b>road (2)</b> 31:10,22 <b>roads (1)</b> 31:5 <b>roll (6)</b> 3:19;6:15;13:1;15:2; 22:5;49:13 <b>roll-call (1)</b> 49:12 <b>Ronstadt (2)</b> 35:18;37:18 <b>row (3)</b> 9:8,11,16 <b>RPR (1)</b> 2:21 <b>run (3)</b> 14:8;16:24;19:11</p>	<p>25:1 <b>scanners (2)</b> 25:7,11 <b>scene (1)</b> 24:20 <b>schedule (2)</b> 46:5,6 <b>scheduled (1)</b> 16:6 <b>Scott (1)</b> 16:7 <b>screen (6)</b> 20:4;26:24;27:2; 28:13;36:2,3 <b>sealing (1)</b> 18:4 <b>Seattle (1)</b> 44:21 <b>second (21)</b> 3:15;5:3,10,24;9:2; 12:9,19,21;14:20,22; 17:20;21:18;22:1; 24:10;29:9,13;34:11; 46:11;47:16;49:4; 51:13 <b>seconded (10)</b> 5:5,12;6:1;13:20; 15:23;22:2,3,22;50:5; 51:15 <b>Secretary (1)</b> 2:5 <b>sector (1)</b> 48:21 <b>security (2)</b> 25:1,11 <b>seeing (4)</b> 9:20;10:23;19:22; 36:2 <b>seems (1)</b> 10:12 <b>segue (1)</b> 7:18 <b>self (1)</b> 26:1 <b>Sell (1)</b> 17:15 <b>send (2)</b> 20:1;28:21 <b>senior (1)</b> 51:9 <b>sense (2)</b> 41:15;44:24 <b>sent (2)</b> 17:2;19:25 <b>separate (1)</b> 10:18 <b>September (2)</b> 30:14;46:4 <b>servicing (1)</b> 37:4 <b>session (3)</b> 5:8,18;6:4 <b>set (2)</b></p>
<b>Q</b>				
<p><b>quite (4)</b> 6:22;9:9;38:1,6 <b>quorum (1)</b> 5:21</p>				
<b>R</b>				
<p><b>rail (1)</b> 44:18 <b>rain (2)</b> 33:2,3 <b>raise (4)</b> 30:19,23;32:10; 43:13 <b>raised (1)</b> 30:6 <b>ran (1)</b> 28:15 <b>rather (1)</b> 16:5 <b>reach (2)</b> 10:8;16:7 <b>reached (1)</b> 9:15 <b>read (1)</b> 11:10 <b>ready (1)</b> 9:10 <b>Real (5)</b> 14:3;21:19;38:7; 43:12;51:2 <b>realistic (1)</b> 46:15 <b>reallocation (1)</b> 16:5 <b>really (21)</b> 6:7,11,22;9:8,20; 14:3,8;18:19,20,20; 19:6;25:8;35:10;37:23, 23;38:1,22;39:12;44:6, 19;47:5 <b>rear (2)</b> 6:21;7:1 <b>rec (6)</b> 25:25;29:1,3;34:17,</p>				
			<b>S</b>	
			<p><b>safe (1)</b> 25:12 <b>saguaro (1)</b> 31:1 <b>Saigon (1)</b> 6:13 <b>sales (3)</b> 39:2,7;40:17 <b>salsa (1)</b> 22:24 <b>same (2)</b> 23:17;32:17 <b>San (1)</b> 44:20 <b>sanding (2)</b> 18:3,4 <b>satisfactorily (1)</b> 14:18 <b>Saturday (7)</b> 17:23;18:20,21; 23:17,17;25:5,6 <b>save (1)</b> 16:8 <b>saves (1)</b> 25:2 <b>saw (3)</b> 19:24;20:5;24:15 <b>saying (2)</b> 9:9;17:25 <b>scan (1)</b> 25:2 <b>scanner (1)</b></p>	

5:7;44:3 <b>setting (2)</b> 34:23;35:17 <b>seven (2)</b> 6:5;11:4 <b>shade (1)</b> 45:4 <b>shaded (1)</b> 45:2 <b>Shake (1)</b> 4:12 <b>Shakey's (1)</b> 14:6 <b>Sharayah (1)</b> 2:7 <b>share (9)</b> 11:18,19;20:3;26:22, 24;27:2,3;40:19,21 <b>shared (1)</b> 41:17 <b>sharing (2)</b> 24:23;27:4 <b>Sheafe (28)</b> 2:4;3:15;4:1,2;7:14; 13:4,5;14:13;15:6; 21:22;22:8,9;23:7,9,11, 13;25:20;35:8;36:14; 38:1;41:10,15;47:19; 49:8,16,17;50:21;51:2 <b>Sheave (1)</b> 15:5 <b>shop (12)</b> 34:23,24;37:8;38:25, 25;40:3,15;43:20,21, 22,25;45:12 <b>shops (1)</b> 7:1 <b>short (1)</b> 3:8 <b>show (2)</b> 29:12;43:18 <b>showed (1)</b> 16:18 <b>showing (1)</b> 29:13 <b>shows (1)</b> 17:9 <b>side (19)</b> 7:8,8,11;10:19,20, 22;14:18,19;26:5,14, 14;28:3,5,7;31:17,22, 24;37:4;40:7 <b>sides (1)</b> 44:16 <b>sidewalk (3)</b> 29:23;44:13,15 <b>Sierra (1)</b> 34:20 <b>sign (4)</b> 5:16;14:17;20:12; 48:12 <b>signs (1)</b> 18:5	<b>silent (1)</b> 27:15 <b>similar (1)</b> 15:14 <b>sits (1)</b> 40:5 <b>sizable (1)</b> 10:11 <b>skatable (1)</b> 44:10 <b>Skate (55)</b> 16:8;25:24;26:3,19; 27:12,16,21;28:1,10; 29:10,11,12,20,23; 30:7,21;31:17,21; 32:25;33:12,18,24; 34:18,18,23;35:2,22, 24;36:3;39:24;40:15; 42:8,9;43:8,12,20,21, 22,23,25;44:4,5,8,11, 16,17,22,24;45:1,2,2,4, 11,14;50:24 <b>skateboard (2)</b> 38:22;42:5 <b>Skateboards (2)</b> 38:13,21 <b>skater (1)</b> 46:22 <b>skaters (6)</b> 29:15;33:9,11;42:5; 44:1;50:12 <b>skates (1)</b> 42:7 <b>skating (6)</b> 33:24;36:11;37:10; 38:23;42:6;45:7 <b>Slice (2)</b> 7:6,9 <b>slide (2)</b> 17:7,9 <b>slow (1)</b> 46:10 <b>slowly (2)</b> 23:21,24 <b>small (1)</b> 34:24 <b>soccer (1)</b> 14:1 <b>soft (2)</b> 18:16,17 <b>Solot (1)</b> 6:18 <b>solution (1)</b> 11:6 <b>somebody (3)</b> 21:12;33:8;38:14 <b>sometime (4)</b> 28:24;30:10,12,13 <b>soon (1)</b> 7:5 <b>Sorry (4)</b> 15:15;27:5;42:12; 43:5	<b>sort (1)</b> 35:12 <b>sound (1)</b> 15:14 <b>Sounds (1)</b> 49:12 <b>Sound's (1)</b> 4:7 <b>south (1)</b> 40:7 <b>southern (2)</b> 28:5;34:19 <b>southwest (1)</b> 45:3 <b>space (15)</b> 16:19;17:12,25; 18:12;19:8,12;31:19; 36:11,15;37:3;41:16, 20,22,24;42:2 <b>speak (1)</b> 46:21 <b>speaking (1)</b> 33:18 <b>specific (3)</b> 46:1,12,13 <b>spectacular (1)</b> 6:22 <b>spend (1)</b> 16:20 <b>spent (1)</b> 17:8 <b>split (2)</b> 9:12;12:12 <b>splitting (1)</b> 12:5 <b>spoke (1)</b> 9:5 <b>sponsors (1)</b> 45:9 <b>sponsorship (1)</b> 38:11 <b>sports (1)</b> 45:5 <b>spot (3)</b> 18:24;43:23,24 <b>square (1)</b> 29:10 <b>squares (1)</b> 29:21 <b>stackable (1)</b> 24:5 <b>staff (1)</b> 27:20 <b>staining (1)</b> 18:4 <b>stanchions (2)</b> 24:12,12 <b>stand (3)</b> 39:4,4;41:23 <b>standing (1)</b> 6:3 <b>start (2)</b> 41:5;45:12	<b>started (3)</b> 27:17;39:22;43:10 <b>starting (2)</b> 30:13;35:9 <b>State (4)</b> 2:20;8:16;9:13,14 <b>States (1)</b> 45:10 <b>stay (1)</b> 28:6 <b>still (5)</b> 13:15;40:8;46:7,9; 50:25 <b>stipulation (1)</b> 47:12 <b>stop (1)</b> 31:21 <b>storage (1)</b> 24:10 <b>stores (1)</b> 6:25 <b>storing (1)</b> 24:3 <b>strategy (1)</b> 35:21 <b>straw (1)</b> 3:8 <b>stream (1)</b> 38:4 <b>street (18)</b> 6:20;16:8;17:21; 25:24;26:18;27:13; 28:3;29:11;30:1,6; 31:20;33:12;36:1,4,18; 38:12;40:7;47:3 <b>Streetcar (2)</b> 24:24;34:3 <b>streets (1)</b> 32:9 <b>study (6)</b> 6:8;11:9;27:20,22, 25;32:4 <b>stuff (4)</b> 18:9;24:11,12;35:4 <b>style (1)</b> 29:12 <b>submit (2)</b> 32:14,16 <b>submitted (1)</b> 32:17 <b>suggest (2)</b> 30:19;47:19 <b>suggestion (1)</b> 38:1 <b>summarized (1)</b> 34:14 <b>summarizes (1)</b> 9:24 <b>summer (1)</b> 45:6 <b>sun (3)</b> 33:3,3;45:6 <b>Sunday (1)</b>	14:2 <b>Sunshine (3)</b> 7:13,17,19 <b>super (1)</b> 18:1 <b>supply (1)</b> 37:4 <b>support (3)</b> 27:18;47:11;48:8 <b>supporter (1)</b> 47:7 <b>supportive (1)</b> 45:21 <b>Sur (6)</b> 8:4;16:13,13;17:18; 18:23;19:6 <b>sure (7)</b> 7:23;11:7;25:11; 35:25;40:16,19;41:8 <b>surprised (1)</b> 38:3 <b>surrounding (1)</b> 31:19 <b>sync (1)</b> 3:10 <b>system (2)</b> 28:16,18
<b>T</b>				
			<b>table (3)</b> 6:5,9;16:2 <b>tabled (3)</b> 11:4,5;24:16 <b>tables (3)</b> 23:23,25;24:3 <b>tabling (1)</b> 16:3 <b>Tabu (1)</b> 6:13 <b>talent (2)</b> 43:17,18 <b>talk (6)</b> 7:22;26:21,22;38:5; 48:20;50:10 <b>talked (7)</b> 11:14;16:16;34:3,4; 39:3;43:14;45:11 <b>talking (7)</b> 7:12,16,19;37:3; 38:17,19;40:6 <b>Tanya (3)</b> 3:20;13:16;15:18 <b>Taunya (7)</b> 2:5;21:14,25;22:16; 36:23;39:9;49:24 <b>Taunya's (1)</b> 38:2 <b>tax (8)</b> 39:2,7;40:16,18,19, 20,21,24 <b>TCC (1)</b> 38:12	

<b>teenage (1)</b> 34:1	25:11	<b>turning (1)</b> 37:18	<b>usually (1)</b> 9:13	3:14;13:19;15:21; 22:21;25:18;49:12;
<b>teenagers (1)</b> 33:22	17:9;21:4;36:16	<b>turnkey (2)</b> 16:20;18:2	<b>utilities (1)</b> 28:4	50:4
<b>temporarily (1)</b> 41:17	15:25;25:22;51:7	<b>turns (1)</b> 31:24	<b>utility (1)</b> 28:5	<b>voted (1)</b> 25:20
<b>tenant (2)</b> 21:25;47:2	31:12;32:10;46:18; 47:9;48:11	<b>twice (1)</b> 9:10	<b>V</b>	<b>W</b>
<b>terms (2)</b> 14:15;45:24	<b>town (2)</b> 34:23;43:21	<b>two (9)</b> 6:9;9:8,11,16;23:23; 32:7;45:21;46:1,6		
<b>Texas (1)</b> 45:3	<b>TPD (3)</b> 36:1,7,19	<b>typically (1)</b> 48:21	<b>valet (2)</b> 6:6;24:16	<b>walk (3)</b> 44:4,7,8
<b>Thankfully (3)</b> 18:19;19:8;24:2	<b>TPT (2)</b> 9:21;40:16	<b>U</b>	<b>value (2)</b> 38:7;46:22	<b>walking (1)</b> 31:18
<b>Thanks (3)</b> 11:1;25:15;51:8	<b>tracking (1)</b> 46:18		<b>Ubers (1)</b> 24:23	<b>various (1)</b> 41:18
<b>thinking (3)</b> 33:21;37:5;39:7	<b>trading (1)</b> 50:11	<b>Ultimately (1)</b> 32:12	<b>vehicle (1)</b> 31:4	<b>wants (1)</b> 21:12
<b>THOMAS (1)</b> 2:21	<b>traffic (1)</b> 18:22	<b>unanimous (4)</b> 15:22;22:23;25:22; 50:7	<b>velocity (1)</b> 10:12	<b>Ward (1)</b> 32:6
<b>Thompson (1)</b> 12:1	<b>trailer (2)</b> 39:1;43:23	<b>unanimously (9)</b> 5:5,12;6:1;13:20,22; 15:23;22:22;50:5; 51:15	<b>vendor (3)</b> 37:15;42:1;50:12	<b>ward's (1)</b> 32:19
<b>though (1)</b> 12:10	<b>transaction (1)</b> 12:7	<b>under (2)</b> 27:12,21	<b>vendors (6)</b> 37:2,13;40:14,23; 41:1,2	<b>watching (1)</b> 16:17
<b>thought (10)</b> 7:3,12,15,16;12:12; 17:14;19:25;25:21; 36:14,25	<b>transcript (1)</b> 4:25	<b>underground (1)</b> 28:4	<b>vengeance (1)</b> 16:18	<b>way (12)</b> 22:24;31:6,9;32:1; 40:10,18;41:1;44:5,14; 46:9;50:16,18
<b>three (4)</b> 12:13;20:5;32:7; 36:19	<b>transition (2)</b> 23:21,23	<b>underneath (1)</b> 33:12	<b>ventures (1)</b> 37:1	<b>ways (2)</b> 12:13;50:10
<b>thrilled (1)</b> 21:11	<b>transitioning (1)</b> 23:19	<b>United (1)</b> 45:10	<b>verbatim (1)</b> 4:25	<b>website (3)</b> 17:14;39:14,17
<b>throughout (3)</b> 23:24;24:13;30:7	<b>transitions (1)</b> 17:23	<b>Unless (1)</b> 4:25	<b>version (1)</b> 18:20	<b>Wednesday (2)</b> 18:14,18
<b>throw (1)</b> 47:10	<b>Transportation's (1)</b> 28:16	<b>unwanted (1)</b> 36:12	<b>versus (1)</b> 31:4	<b>week (3)</b> 18:14;23:4;28:20
<b>thumbs (1)</b> 15:17	<b>trash (1)</b> 29:6	<b>up (21)</b> 10:13;12:4;15:17; 16:18;17:6;19:20;20:2, 7,21;14:24;11;27:25; 28:14;29:9,16;30:8; 34:24;42:23;43:22; 44:3;45:18;50:16	<b>via (1)</b> 2:20	<b>Welcome (2)</b> 3:2;38:24
<b>Thursday (1)</b> 18:19	<b>Treasurer (1)</b> 2:4	<b>update (5)</b> 8:7;16:25;26:18; 32:9;39:16	<b>Vice (1)</b> 2:3	<b>weren't (1)</b> 18:1
<b>tied (1)</b> 41:25	<b>Tribe (3)</b> 32:15;45:24;46:8	<b>upon (1)</b> 46:4	<b>video (1)</b> 34:10	<b>west (3)</b> 7:7,11;31:2
<b>ties (1)</b> 9:5	<b>tricks (1)</b> 47:4	<b>upscale (1)</b> 19:2	<b>Viejo (1)</b> 44:17	<b>whatnot (2)</b> 35:21;47:4
<b>TIF (1)</b> 9:17	<b>trucks (3)</b> 37:11;40:22;41:5	<b>urban (1)</b> 44:23	<b>Villicana (19)</b> 2:5;3:20,21;12:8,19; 13:16,17;15:18,19; 21:15;22:16,17;25:19; 36:22,24;47:16;48:10; 49:24,25	<b>what's (3)</b> 9:3;21:21;36:6
<b>Tim (8)</b> 3:5;14:15;15:25; 20:3,7;21:21;48:18,22	<b>true (3)</b> 9:12,21;51:9	<b>use (1)</b> 35:21	<b>virtual (1)</b> 3:3	<b>Wheat (1)</b> 28:10
<b>timeline (1)</b> 29:8	<b>try (1)</b> 37:21	<b>used (4)</b> 18:10;27:23;41:25; 48:18	<b>visible (1)</b> 35:25	<b>Whole (6)</b> 7:6,9;18:4;24:13; 30:20;44:14
<b>Timothy (1)</b> 2:14	<b>trying (4)</b> 27:18;32:12;35:25; 50:21	<b>using (4)</b> 25:7;31:13;33:9; 44:1	<b>visit (1)</b> 8:5	<b>who's (1)</b> 3:5
<b>today (1)</b> 3:8	<b>tubs (1)</b> 24:12	<b>used (4)</b> 18:10;27:23;41:25; 48:18	<b>Vista (1)</b> 34:21	<b>willing (3)</b> 39:10;40:25;45:12
<b>Tohono (2)</b> 32:5,17	<b>Tucson (20)</b> 2:20;6:17;11:12,16, 20;12:17;18:11;27:16; 29:1,1,3,11;33:1; 34:21;35:7;37:24; 43:15;44:23,25;45:13	<b>voice (1)</b> 35:12	<b>vote (7)</b>	<b>within (6)</b> 8:24;9:7,21;40:3,17, 24
<b>Tony (3)</b> 39:11;50:19,22	<b>Tuesday (3)</b> 18:14,16,18	<b>volume (3)</b> 4:19;13:15;38:3		<b>wonderful (1)</b> 35:14
<b>took (1)</b> 27:6	<b>turn (2)</b> 8:7;16:24			<b>wondering (1)</b> 41:10
<b>top (1)</b>				<b>wooden (1)</b>



24:5 <b>WOPPERT (1)</b> 2:21 <b>work (6)</b> 6:15,20;10:16;27:23; 28:9;50:13 <b>worked (2)</b> 14:16;37:21 <b>working (7)</b> 10:19;14:11;29:4,7; 34:17;43:12,19 <b>works (1)</b> 40:17 <b>world (1)</b> 45:10 <b>wrapped (2)</b> 27:25;28:14	21:2 <b>12:00 (1)</b> 33:11 <b>12th (1)</b> 40:7 <b>15 (1)</b> 30:17 <b>16th (1)</b> 18:17 <b>17 (1)</b> 21:16 <b>18,000 (1)</b> 12:15 <b>18,000-dollar (1)</b> 11:20 <b>1st (1)</b> 8:13	<b>30 (1)</b> 33:23 <b>300,000 (1)</b> 46:17 <b>32,000 (1)</b> 32:8 <b>36 (1)</b> 33:20 <b>378 (1)</b> 32:3	<b>9</b>
<b>Y</b>	<b>2</b>	<b>4</b>	<b>9.7 (1)</b> 8:13 <b>9:00 (4)</b> 23:13,16,16,21 <b>960,000 (1)</b> 32:10
<b>Yaqui (5)</b> 32:15;45:24;46:4,8, 17 <b>year (9)</b> 7:5;8:24,25;12:23, 23;33:20,23;43:9;50:6 <b>years (6)</b> 6:16;9:20;10:25; 17:19;27:15;47:9 <b>yesterday (1)</b> 39:15	<b>2 (3)</b> 5:15;21:2,3 <b>20 (1)</b> 17:19 <b>20,000 (1)</b> 29:10 <b>200,000 (1)</b> 47:20 <b>200k (2)</b> 47:16;48:11 <b>2016 (2)</b> 27:11,13 <b>2020 (1)</b> 27:16 <b>2021 (1)</b> 27:19 <b>2022 (1)</b> 27:25 <b>2023 (1)</b> 28:8 <b>2024 (2)</b> 2:22;39:16 <b>2025 (1)</b> 10:17 <b>22nd (2)</b> 17:18;18:24 <b>23rd (1)</b> 2:22 <b>24/7 (2)</b> 33:7,14 <b>250 (1)</b> 32:20 <b>26 (1)</b> 43:11 <b>26th (1)</b> 4:24	<b>40,000 (1)</b> 33:20 <b>450 (1)</b> 25:5 <b>4th (1)</b> 40:7	
<b>Z</b>		<b>5</b>	
<b>Zemam's (7)</b> 6:13;13:24;14:9,12, 14,16,18 <b>ZOOM (1)</b> 2:20	<b>2020 (1)</b> 27:16 <b>2021 (1)</b> 27:19 <b>2022 (1)</b> 27:25 <b>2023 (1)</b> 28:8 <b>2024 (2)</b> 2:22;39:16 <b>2025 (1)</b> 10:17 <b>22nd (2)</b> 17:18;18:24 <b>23rd (1)</b> 2:22 <b>24/7 (2)</b> 33:7,14 <b>250 (1)</b> 32:20 <b>26 (1)</b> 43:11 <b>26th (1)</b> 4:24	<b>50 (3)</b> 5:19;9:14;33:23 <b>50/50 (1)</b> 9:12 <b>500,000 (1)</b> 32:2 <b>50476 (1)</b> 2:22 <b>540,000 (1)</b> 46:14 <b>550 (1)</b> 25:5	
<b>1</b>		<b>6</b>	
<b>1.5 (2)</b> 30:19;32:12 <b>1.8 (1)</b> 46:18 <b>1.85 (3)</b> 30:17,20;32:13 <b>1:02 (1)</b> 2:23 <b>10 (4)</b> 9:20;10:25;13:24; 44:8 <b>10.7 (1)</b> 8:22 <b>100 (1)</b> 28:19 <b>11 (1)</b> 16:2 <b>11:00 (1)</b> 33:11 <b>12 (5)</b> 8:16;9:7,20;10:25;	<b>2020 (1)</b> 27:16 <b>2021 (1)</b> 27:19 <b>2022 (1)</b> 27:25 <b>2023 (1)</b> 28:8 <b>2024 (2)</b> 2:22;39:16 <b>2025 (1)</b> 10:17 <b>22nd (2)</b> 17:18;18:24 <b>23rd (1)</b> 2:22 <b>24/7 (2)</b> 33:7,14 <b>250 (1)</b> 32:20 <b>26 (1)</b> 43:11 <b>26th (1)</b> 4:24	<b>60 (1)</b> 30:22	
		<b>7</b>	
		<b>70 (3)</b> 6:23;7:2;30:22 <b>700 (3)</b> 18:22;24:17;25:6 <b>75 (5)</b> 6:23;7:2;28:14,19; 30:15	
		<b>8</b>	
	<b>3</b>	<b>8 (1)</b> 8:21 <b>8,665 (1)</b> 21:22 <b>80s (1)</b> 50:20	