

In The Matter Of:

*Rio Nuevo
Board Meeting*

*8/27/24
August 27, 2024*

*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 August 27, 2024
13 1:02 p.m.
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21 REPORTED BY:
22 Thomas A. Woppert, RPR
23 AZ CCR No. 50476

24 FINK & ASSOCIATES
25 6095 East Grant Road
Tucson, Arizona 85712
(520)624-8644

1 CHAIRMAN McCUSKER: Good afternoon, everyone.
2 Welcome to the August 27th Rio Nuevo meeting.
3 I'm a little hoarse. Well, I'm not a little
4 hoarse. I'm a little ill. Shay has the same thing. We
5 have not been together, I promise. So some of that's
6 going around, so my voice is a couple octaves lower than
7 normal.
8 So let's launch the pledge. I'm obviously not
9 doing it.
10 Oh, you know, Corky, when's the last time Corky
11 led the pledge.
12 MR. POSTER: It's been a while.
13 CHAIRMAN McCUSKER: It's all yours.
14 MR. POSTER: Okay.
15 (Pledge of Allegiance)
16 CHAIRMAN McCUSKER: All right, Brandi, you can
17 call the roll. It looks like everybody's here.
18 Brandi?
19 MR. MARQUEZ: I think they're gone.
20 CHAIRMAN McCUSKER: Did we lose Brandi?
21 MR. MARQUEZ: Yeah.
22 MR. MEDCOFF: All right. I'll call roll.
23 CHAIRMAN McCUSKER: Thank you.
24 MR. MEDCOFF: So Fletcher McCusker.
25 CHAIRMAN McCUSKER: I'm 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
11 ALSO PRESENT:
12 Ms. Brandi Haga-Blackman, Administrative Director
13 Mr. Mark Collins, Board Counsel
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 27th day of August 2024,
23 commencing at the hour of 1:02 p.m.
24
25

1 MR. MEDCOFF: Edmond Marquez.
2 MR. MARQUEZ: Here.
3 MR. MEDCOFF: Chris Sheafe.
4 MR. SHEAFE: Here.
5 MR. MEDCOFF: Mike Levin.
6 MR. LEVIN: Here.
7 MR. MEDCOFF: Taunya Villicana.
8 MS. VILLICANA: Present.
9 MR. MEDCOFF: Shay Jimenez.
10 MS. JIMENEZ: Here.
11 MR. MEDCOFF: I believe that's everybody.
12 MR. SHEAFE: Corky's here.
13 MR. MEDCOFF: Oh, Corky Poster. Sorry, Corky.
14 CHAIRMAN McCUSKER: Okay. We're here.
15 Everybody's present. You've got the board meeting
16 transcription from July 23rd. Unless you have a change, I
17 just need a motion to approve.
18 MR. LEVIN: So moved.
19 MR. POSTER: Second.
20 CHAIRMAN McCUSKER: All in favor say aye.
21 (Motion made, seconded and passed unanimously)
22 CHAIRMAN McCUSKER: Thank you. And this is the
23 time set aside for executive session. I just need a
24 motion to recess to exec.
25 MS. VILLICANA: So moved, Taunya.

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1 **MR. LEVIN:** Second.
2 **CHAIRMAN McCUSKER:** All in favor say aye.
3 (Motion made, seconded and passed unanimously).
4 **CHAIRMAN McCUSKER:** Thank you.
5 If you're new to Rio Nuevo, we go to exec
6 probably for 30, 40 minutes. You're welcome to hang out
7 here. We'll come back probably before 2:00.
8 Our board members, click out of this and click
9 onto your exec link. Thank you.
10 (Recess)
11 **CHAIRMAN McCUSKER:** We need a motion to
12 reconvene.
13 **MR. SHEAFE:** So moved, Chris Sheafe.
14 **MS. COX:** Second.
15 **CHAIRMAN McCUSKER:** All in favor say aye.
16 (Motion made, seconded and passed unanimously).
17 **CHAIRMAN McCUSKER:** All right. Thank you,
18 everyone. We did come back a little early because we only
19 had one item in exec, but we spent an equal amount of
20 time -- somebody threw up a firewall into Zoom, first time
21 that's happened to us, and knocked everybody off. So
22 apparently we're fixed. We think that was Gust Rosenfeld,
23 so he's about to log in. If he logs in and knocks
24 everybody off, you get to do it again. So thank you for
25 bearing with us in Zoom.

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1 We have a lot of stuff to talk about. We're
2 going to kind of go through the project list here in a
3 little while to update everybody and all outstanding
4 projects.
5 We have a lot of activity going on in new
6 projects, but most of those are not mature enough for
7 public session yet. But if you watch us in a month from
8 now or a couple months from now, you're going to see a lot
9 of new restaurant activity and other things that continue
10 to expand the Rio Nuevo base all the way from the west
11 side to Park Place Mall, so it's an exciting time for us.
12 You'll hear from Dan in a little while that we
13 still don't have a lot of money, about four million bucks.
14 We are making money every month, but we're definitely not
15 capable of some 50 million-dollar project, so we might see
16 some of those come down the pike.
17 So, Dan, let's go ahead and do the financial
18 report and we'll touch on -- touch on your list.
19 **MR. MEYERS:** All right. This is Dan Meyers.
20 I'm the CFO here at Rio Nuevo.
21 At the end of July, we had about \$9.9 million
22 in our accounts available for use. Of that, about
23 \$700,000 is reserved for our debt service the first of the
24 month leaving about \$9.2 million in cash on hand and
25 available.

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1 We estimate about \$350,000 of excess cash every
2 month. That's based upon our estimated revenue of
3 \$1.4 million per month. So the cash on hand plus the
4 estimated profits for the next year comes up to about
5 13.4 million.
6 As far as outstanding commitments, we've got
7 about 10 -- almost \$11 million remaining of \$16 million of
8 commitments. About a million of that we anticipate being
9 outside of 12 months. That comes up to about \$9.9 million
10 of commitments on hand leaving about 3.5 million of
11 uncommitted cash.
12 Now, keep in mind every month, you know, that
13 goes up by about 350,000, and then we subtract what we
14 commit the prior month. So that sounds like a bunch of
15 money, but we never know what's going to come our way to
16 use that up.
17 A couple notes. We should be getting our June
18 TIF revenue. Keep in mind there's a two-month lag to when
19 the merchants collect it versus when we get it. And
20 that's going to be 1.446 million, so, again, \$46,000 over
21 our budgeted amount.
22 Also coming up we should be getting a
23 distribution from the Roadrunner ticket surcharges of
24 about \$240,000. Half of that goes into a fund for
25 improvements to the Tucson Convention Center related to

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1 hockey and the other half is available for our operating
2 expenses.
3 **CHAIRMAN McCUSKER:** So, Dan, is that from last
4 season?
5 **MR. MEYERS:** Yeah, it's the 23-24 season,
6 Fletcher.
7 **CHAIRMAN McCUSKER:** Okay.
8 **MR. MEYERS:** We'll get it any day.
9 **CHAIRMAN McCUSKER:** And go back up to the
10 Roadrunner reserve, because I think we talked about moving
11 that over now. Have we talked about moving that to the
12 general fund?
13 **MR. MEYERS:** We're going to have about \$410,000
14 or so in that reserve. I've met with Phil Swaim and
15 Michael Beckerer, and some of those improvements we did
16 over there for the convention center, I feel very strongly
17 that we can utilize some of this fund for those as well.
18 **CHAIRMAN McCUSKER:** Well, I think a lot of what
19 we've done there certainly benefits the Roadrunners, the
20 wireless, the fiber, the 5G, the LED. I mean, there's
21 lots of stuff that maybe is not specifically in the arena,
22 but it's certainly what I would consider a hockey
23 improvement. So I think we should look at that and sit
24 down with Phil and whomever and, you know, if nothing else
25 is budgeted over there, let's move that money to the

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1 general fund.
2 And on number six where you say the surcharge,
3 half of that goes into a restricted fund, is that the same
4 fund? So will that --
5 **MR. MEYERS:** Yes.
6 **CHAIRMAN McCUSKER:** -- 293 go up by 120?
7 **MR. MEYERS:** Yes, in the next couple of weeks,
8 I think. They've got some glitches over there with
9 some --
10 **MR. SHEAFE:** Well, one thing to be aware of is
11 that Phil and his team seem to keep coming up with over --
12 cost overruns. Dan, you've had several of them recently.
13 I don't know if you've talked with Michael about it, but
14 are we getting to the end of those cost overrun bills
15 that --
16 **MR. MEYERS:** Well, yeah. They're down to --
17 there's only about, I believe, maybe 250,000 or so left in
18 Sundt's estimated cost to complete, so we're at the end of
19 this whole thing. I've been with them several times
20 trying to get a good handle on where we stand with the
21 construction costs and where we stand with the big IT
22 improvements over there and that budget. I mean, I think
23 we're getting to the point we've got a pretty good
24 understanding of where we stand, but we've still got a
25 little more work to do to get this all reconciled. But --

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1 **MR. SHEAFE:** Each time that's come up, it's
2 been a little bit of a surprise, so I just want to make
3 sure that we don't assume that we're through the queue
4 until we're actually through it.
5 **CHAIRMAN McCUSKER:** Let's sit down with Chris
6 when they're closer, because there's no reason for that
7 money to be sitting in a reserved account, particularly if
8 we're over budget.
9 **MR. SHEAFE:** Yeah. If we're actually clear,
10 then you're absolutely right, Fletcher. I couldn't agree
11 more. But I keep -- when I'm talking with Dan, he says,
12 oh, they've hit me with another, and then all of a sudden,
13 there's more money, so that reserve account keeps going
14 down is the point.
15 **MR. MEYERS:** Well, they used up -- you know,
16 they keep using up contingencies. There were several
17 contingencies built into the contract, and if there's a
18 savings in one place, they move it to somewhere else, so
19 the numbers jump all over the place. And I've sat down
20 with Phil and Michael several times and tried to really
21 get that figured out, and I think we're a lot closer than
22 we ever have been.
23 **CHAIRMAN McCUSKER:** Well, that's for the
24 65 million-dollar project and its various reserves, but
25 this Roadrunner reserve is now \$400,000 and there's no

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1 reason we can't repatriate that back into the general
2 fund.
3 **MR. SHEAFE:** Yeah. No, I really agree with
4 that just as long as we know that we are pretty much done.
5 And we're not that far away from it. I mean, as Dan said,
6 we're getting close, so --
7 **CHAIRMAN McCUSKER:** Let's look at that in
8 September, but unless somebody objects, the plan would be
9 to remove -- move those funds out of the Roadrunner
10 account into the general fund account.
11 Go ahead, Dan.
12 **MR. MEYERS:** Well, I know fleche wants to go
13 through the project list a little bit.
14 **CHAIRMAN McCUSKER:** Yeah. I think -- you know,
15 we're reviewing the strategic plan today. I think it's
16 helpful just to look at how we've allocated money, how
17 we're spending money. And we're very transparent, but we
18 don't necessarily drill down every month. So fellow board
19 members can chime in here, but if you just go down in
20 order, the Hexagon parking subsidy, that's a permanent
21 item to benefit Hexagon by providing a source of nearby
22 parking assistance. The marketing budget is a
23 million dollars. It's flat over last year. That will be
24 spent between now and the end of the calendar year. They
25 cannot go over that budget.

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1 The Roadrunner assistance item is new. That's
2 our agreement to pay their rent, so that will be paid over
3 the year.
4 Treasury, that's the former Chase Bank. That's
5 been allocated. They've yet to draw.
6 Rocco's has a similar amount. He's getting
7 very close, I understand, to finishing his remodel. If
8 you follow his Facebook account, he posts pictures of his
9 new place pretty much every week.
10 Solot Plaza is days away from opening. It's
11 really quite impressive if you haven't driven by there
12 lately and looked around the back.
13 Friedman Block is still a little bit stymied.
14 They've not drawn any money, but Grant is still working on
15 adjacent parking solutions.
16 Sunshine Mile parking easement, that \$500,000
17 is to acquire a permanent easement through the DeConcini
18 property that gives the Solot Plaza an entrance right off
19 Broadway.
20 Cordova Properties, that's Danny's properties.
21 Dan, are they done or are there draws missing?
22 **MR. MEYERS:** Yeah, we just gave them another
23 draw this month, and I think there's \$100,000 left after
24 that, so they're getting --
25 **MR. MARQUEZ:** Their original plan entailed a

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1 sail-type looking structure over a porch. Is that still
2 happening? That was from like a year and a half ago.
3 **MS. HAGA-BLACKMAN:** They have four different
4 businesses within the total plan, so I'm not sure which
5 one you're talking about.
6 **MR. MARQUEZ:** I couldn't even tell you where
7 that was going now.
8 **CHAIRMAN McCUSKER:** It was on the west side
9 there on the street side. They were going to put a ramada
10 or some kind of shade structure there. It also increased
11 the seating, so we'll revisit --
12 **MS. HAGA-BLACKMAN:** Yes, that's completely
13 done.
14 **CHAIRMAN McCUSKER:** Let's revisit Danny and see
15 what he's up to over there. Maybe he doesn't need all
16 that money.
17 Congress Street Block, that was a million
18 dollar investment two years ago now.
19 Dan, when did we launch that?
20 **MR. MARQUEZ:** 2019.
21 **CHAIRMAN McCUSKER:** Three years -- four years
22 ago. They've drawn half of that. That was the deal, half
23 of it up front, the other half as reimbursements. I
24 understand they have submitted the other half. We're
25 going to do a walk-through on that block here in the next

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1 couple of weeks.
2 The Trading Post has yet to draw. That's the
3 investment in Nat along with the Fentons. They've had
4 some issues with utilities that slowed that project down,
5 but we understand that he's in design review now.
6 Playground Hub, they're pretty much done,
7 aren't they, Dan? Have they just not drawn?
8 **MR. MEYERS:** I think --
9 **CHAIRMAN McCUSKER:** This is the new interior
10 remodel?
11 **MR. MEYERS:** Yes.
12 **CHAIRMAN McCUSKER:** So we allowed them to
13 reallocate that to their expanded project. That's
14 obviously going on. I walked by that the other day.
15 The Funky Monk has expired. That deal for all
16 practical purposes is dead. We're going to talk to the
17 owner/landlord to see if we can help them, but those guys
18 never could get it together to execute their plan.
19 The fox Theater is drawing that money down as
20 match, so the reason that's an exact amount is we
21 reimburse them to the penny of money they've raised
22 through their capital campaign.
23 Empire Pizza had some issues with the
24 historical preservation folks, but are there some draws in
25 the office now, Dan, from those guys or --

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1 **MR. MEYERS:** I don't believe we --
2 Do we have one now?
3 **MS. HAGA-BLACKMAN:** Yeah.
4 **CHAIRMAN McCUSKER:** So Empire Pizza -- if
5 you're new to us, Empire Pizza is expanding into the Hydra
6 space and we helped them with about half of that TI.
7 They've had a lot of issues with historical regarding
8 their plans for that building, so that's been another
9 two-year kind of project. But they seem to be breaking
10 the barriers over there and suggested to us they should
11 get busy here pretty soon.
12 **MR. MARQUEZ:** They did a great job on their
13 first floor. It's kind of an open bar concept expanded
14 for the pizza operation and they've run into some issues
15 with the city trying to activate the first floor -- I
16 mean, downstairs, I guess the basement area, which is a
17 huge, beautiful area. There's just an elevation of the
18 steps issue and then, yeah, the historical issue on the
19 outside, which -- boy, we've been politely prodding them
20 along for the exterior, but, yeah they ran into the
21 historical folks on that one.
22 **CHAIRMAN McCUSKER:** Basqueria, Freddy just
23 opened up a couple weeks ago. It's a huge home run for
24 everybody downtown. It's been an honor, Freddy, to
25 participate with you in that project. It's totally

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1 authentic Spanish tapas. It's been very well received and
2 we didn't have to spend a lot of money to bring a really
3 new concept downtown.
4 **MS. COX:** Can I interject that I was there at
5 the opening and, wow, that's got to be a home run.
6 **MR. MARQUEZ:** It's Basqueira, and the Basqueria
7 is very good. You're literally like -- I told my -- I
8 look a couple employees. It was like being in Barcelona
9 on an evening with the tapas. They're legit.
10 **CHAIRMAN McCUSKER:** Yeah, the only difference
11 is it would be 11:30 at night if you were in Barcelona.
12 **MR. MARQUEZ:** I'd be asleep, but it was good,
13 though.
14 **CHAIRMAN McCUSKER:** He's having some trouble
15 across the street. Urban Pita is also owned by those guys
16 and they had a flood in the garage. That's the reason
17 when you drive by Urban Pizza is currently closed. We're
18 trying to run some interference with the city to get him
19 back open.
20 Ms. Saigon, another huge home run for
21 everybody. Everybody raves about it. It's constantly
22 busy. It's actually spectacular. With student move-in
23 day, you know, the other day, you know, downtown was
24 packed, so thank you to Bao and his family.
25 The Bata Patio I think has been delayed. I

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1 don't have any news there. I don't know if Dan or anybody
 2 else does, but --
 3 **MS. HAGA-BLACKMAN:** The planning and
 4 development is held up with PDFC.
 5 **CHAIRMAN McCUSKER:** Okay. And De Novo we just
 6 approved last month. That's the project going into the
 7 Transamerica Building. The same thing with Herbert's
 8 Deli. That's a new project.
 9 Obon we approved about a year ago to expand
 10 their patio. They've held off and suggested they will get
 11 after it in the fall.
 12 200 East Congress, that's the former Crescent
 13 Smoke Shop. We've been delayed opening that because the
 14 city and city fire suggested that entire block, you know,
 15 early 1900s, needs to be sprinkled, so we're working with
 16 the owner. Since we're only involved in the corner. we're
 17 working with the owner to try and facilitate sprinkling
 18 the entire block so that the Crescent Smoke Shop can be
 19 remodeled and opened.
 20 Children's Museum, they are drawing money. I
 21 saw they had some kind of open house scheduled in the next
 22 couple of weeks. Our investment there is to help them
 23 open up a restaurant.
 24 Sosa-Carrillo House, we might have to get the
 25 architects involved. Most of that's in exterior adobe

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1 work.
 2 And we also matched the Mellon grant. That's
 3 probably an 18-month project, so it may be moving at its
 4 regular pace. I haven't had an update.
 5 On the skate park, we contributed more than our
 6 fair share. I understand they're still trying to raise
 7 some money from either the tribal nations or some of the
 8 other private sponsors, so that hasn't gone anywhere.
 9 One South Church parking, that's a permanent
 10 stipend for that building.
 11 100 South Church parking, I honestly don't know
 12 what that is.
 13 Dan, what's the 100 South Church.
 14 **MR. MEYERS:** That's assistance for a law firm
 15 downtown.
 16 **CHAIRMAN McCUSKER:** Where is that exactly?
 17 **MS. HAGA-BLACKMAN:** Church and Broadway.
 18 **CHAIRMAN McCUSKER:** Church and Broadway.
 19 **MR. SHEAFE:** Wasn't that the parking that was
 20 for the law firm?
 21 **MR. MARQUEZ:** Farhang Medcoff.
 22 **CHAIRMAN McCUSKER:** Oh, okay. That's -- we
 23 probably want to better label that. That was to provide
 24 some assistance for Ali and Tim to move their office
 25 downtown, which has been spectacularly successful.

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1 Downtown security, we might want to relabel
 2 that. That's off duty Tucson Police budget, which we
 3 spend every month. And, of course, people every time they
 4 see any of us express their gratitude for us helping keep
 5 downtown safe.
 6 Murals, that's a two-year budget, 150 grand a
 7 year. And we have a lot of interested muralists talking
 8 to us about projects they can do downtown.
 9 The Downtown Partnership, we agreed two years
 10 ago to subsidize some of their stuff downtown.
 11 I think this is the last year, Dan and Brandi,
 12 for that item.
 13 TPD vehicles, I've seen them, seen pictures of
 14 them. I don't know if they're activated.
 15 Edmund, have we see them --
 16 **MR. SHEAFE:** They're there.
 17 **MR. MARQUEZ:** Yeah, I literally did a photo op
 18 during a tour of downtown with a police officer and a
 19 side-by-side vehicle. They have them. So I've nudged
 20 Chief Kasmar, you know, send us the bill.
 21 **MR. MEYERS:** Well, we've nudged them several
 22 times, too, and no one has bothered to send us a bill,
 23 so --
 24 **MR. MARQUEZ:** I'll text him now.
 25 **CHAIRMAN McCUSKER:** They're really cool.

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1 They're side-by-sides suited up to look like SWAT
 2 vehicles. It's made the police department much more
 3 mobile downtown and they are indeed very grateful to us.
 4 Pima County, that's to keep the garage at the
 5 courthouse open extended hours. And that really helps
 6 with the businesses on Toole and Stone.
 7 So that's our entire list of commitments
 8 excluding anything we might do today, and you can see how
 9 they are committed and how they're drawn.
 10 Any questions, comments? We'll talk about how
 11 that aligns with our strategic plan here in a little
 12 while.
 13 **MR. SHEAFE:** Note that that does not include
 14 anything that's extended beyond a year.
 15 **CHAIRMAN McCUSKER:** Any questions for Dan?
 16 **MR. MEYERS:** Just to clarify, that's every
 17 project we've got on the books now and some of which we
 18 don't anticipate using all the funds within the next year.
 19 So we try to do this on kind of an annualized basis each
 20 month, but that's every -- every commitment we've got on
 21 the books as of now.
 22 **CHAIRMAN McCUSKER:** For Rio Nuevo watchers, if
 23 you go back to Dan's initial comments, we have about
 24 \$4 million that's disposable cash which we use. You saw
 25 the list. We make about 300 a month, so over the next

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1 year, we'll have something in the neighborhood of \$7
2 million. Our intent is not to deploy all of that, because
3 we want to keep some money in reserve, but, you know, we
4 should plan on something in the 4 or 5 million-dollar
5 range. And those would go to projects that we've yet to
6 commit to. And you'll see them continuing to come to us
7 over the months as we will today to talk about how we can
8 continue to help, you know, downtown establishments.
9 Every now and then somebody goes, dude, bars,
10 seriously, you know, can't you guys like open up some kind
11 of retail? Well, we just react. The market is driving
12 this. Downtown clearly has become a dining, food and
13 beverage destination. And that's great, because everybody
14 in the world now comes to downtown Tucson. And people
15 want to live there. We're seeing new apartment projects,
16 new hotel projects.
17 Retail, we don't see a lot of retail interest
18 in downtown. You know, Kristel's going to talk about
19 something that's kind of close, but, you know, in terms of
20 a Gap or an Apple store, American Apparel, you know, we
21 don't see those guys knocking on our door. So some of
22 that I think is parking, you know, because it's really
23 hard if you're trying to go to, you know, a Gap store and
24 it's a lot easier to go to the mall, but we might see some
25 retail on the fringes and some smaller retail.

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1 We have retail going up and down Broadway like
2 crazy, you know, so it may be that it's not in the
3 downtown urban, but it may be part of what we do in our
4 extended sense.
5 So let's get going. So you guys -- Kristel,
6 you guys are online. We saw you last month. We asked you
7 to come back. We do have your PowerPoint.
8 Brandi, I don't know if we're running it or you
9 guys are running it.
10 **MR. JOHNSON:** We'll go ahead and run it. We
11 added a few slides from what we sent you.
12 **CHAIRMAN McCUSKER:** Introduce yourself for the
13 record and you've got the floor.
14 **MR. JOHNSON:** All right. I'm Dominic Johnson.
15 **MRS. JOHNSON:** I'm Kristel Johnson. Dominic
16 and I have been married for 23 years. We are -- have been
17 local entrepreneurs for a long time and we now have a new
18 concept that we think fits downtown perfectly and we're
19 really excited.
20 **MR. JOHNSON:** And just so you know, we realize
21 that all of you have heard our presentation a month ago.
22 There might be one or two new (inaudible), so if you see a
23 slide from last month, we'll try and keep it a little more
24 abbreviated.
25 **CHAIRMAN McCUSKER:** You have the comm, so you

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1 guys --
2 They should have screen share, so they should
3 be able to launch their PowerPoint.
4 **MR. JOHNSON:** All right. Here we go.
5 Is it all looking good to you?
6 **CHAIRMAN McCUSKER:** We've got it.
7 **MR. JOHNSON:** All right. So we're going to
8 give you kind of the update.
9 So we did already introduce ourselves, but long
10 story short, we're downtown people and familiar with
11 downtown and are committed to it.
12 **MRS. JOHNSON:** The Arizona Wine Industry has
13 grown significantly over the last few years. We like to
14 say it's really rooted and growing. So Arizona has three
15 AVAs, which is really exciting, and we feel the timing is
16 right for downtown Tucson to have it's very first urban
17 winery.
18 So our concept is a barrel room. Think barrel
19 to glass, the romanticism of it, so that basically is what
20 Vertigo (inaudible) what our (inaudible) will be in the
21 barrel room. It will be an active winery. We will be
22 blending and aging wine. We will be bottling wine on
23 site. We will have all of the wines served directly from
24 the barrel to glass. We will be serving little
25 charcuterie boards and things like that as well as having

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1 retail sales.
2 **MR. JOHNSON:** So a little bit of update. A
3 week ago -- about two weeks ago, Kristel and I went down
4 to Wilcox and we did wine barrel tasting. She drew the
5 short end of the stick, so she had to drive home, so I
6 did -- I did more of the tasting. But it -- really it was
7 an incredible experience and, quite frankly, it just kind
8 of reassured us that we have an amazing concept, because
9 it really is a different experience.
10 Since then we've also placed the orders for the
11 Wine Steward, which is a patented device which actually
12 allows us to make this possible. Those are manufactured
13 in California, so little a little lead time on them, but
14 they assured us they can get them to us when we need them.
15 **MRS. JOHNSON:** So this is our property at 410
16 North Toole inside the historic train depot. We're really
17 excited about this property. The lease terms have been
18 finalized. They've been approved by the city attorney and
19 the property management. We're actually -- all of our
20 insurance is in place. We're receiving the keys this week
21 on the property, and then subsequently we are on the
22 docket for signing by the mayor and city council on the
23 11th.
24 **MR. JOHNSON:** Okay. So this is what I
25 presented to you guys a month ago, and this is kind of

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1 what we thought we were going to need to be doing. And
 2 all this is still going to be happening; however, after
 3 kind of further investigation and doing our homework, it's
 4 been determined that due to our use code that we're going
 5 to need to add a second bathroom. And we tried like
 6 crazy. We tried to do all the fittings to avoid that in
 7 an effort to save money. We tried to utilize the shared
 8 bathrooms above Maynards, but it was really kind of just
 9 determined that we're going to need the second bathroom,
 10 so we for this next slide, I'm going to ask Nate Kappler
 11 to kind of chime in here.

12 **MR. KAPPLER:** Okay. Well, as Dominick said, in
 13 this past month, we've made several research visits to the
 14 site. We have a new architecture and engineering team
 15 supporting us, and now we've -- we know the full extent of
 16 what's going to be required.

17 This is a capture from the drawing tool that
 18 our architect is using, and this is what Dominican and
 19 Kristel are going to approve and it's going to go to the
 20 consultants now for the engineering. But you can see
 21 there's a second bathroom. They've thought through where
 22 the barrels are going to be located. And the three
 23 compartment sink has changed its location and it's a lot
 24 more mature in its layoff in terms of the scope as
 25 contractors like to see.

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1 So we've -- we've rearranging the site and
 2 we've rearranged the budget, too, which I think is
 3 probably the next slide.

4 **CHAIRMAN McCUSKER:** So Maynards and the deli
 5 next door use the upstairs bathrooms.

6 **MR. KAPPLER:** Yeah. So --

7 **CHAIRMAN McCUSKER:** If you had no bathrooms,
 8 could you make the case that you use the public restrooms
 9 upstairs.

10 **MR. KAPPLER:** I think we tried. We even got
 11 the measuring wheel and we all wheeled it off, even
 12 wheeled up the stairs, threw a tape measure down the
 13 stairs and then divided by the rise and the run. We were
 14 well within 500 feet of those bathrooms, but the problem
 15 that we came up with is the use of all the existing spaces
 16 would have to be recompiled, and -- and probably those
 17 public bathrooms are serving more spaces than they were --
 18 than they were originally intended to and all the excess
 19 capacity has been used up and none's left over for Vertigo
 20 Wines. And I think it's easier to build another bathroom
 21 than it is to do all that work of figuring out if there's
 22 more capacity. But you're right. If we had no bathrooms,
 23 it would.

24 **CHAIRMAN McCUSKER:** Who makes that decision?
 25 Is that development services, is that --

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1 **MR. KAPPLER:** Yeah, it's development services.
 2 They've been part of the conversation and -- and really,
 3 if this was a retail -- a mercantile use, then the one
 4 single bathroom would be adequate, but the use that we're
 5 intending is sort of in between mercantile and
 6 restaurant/bar and we're just going to go restaurant/bar
 7 use and put that second bathroom in. We tried everything
 8 and we just decided for expedience and for the overall
 9 experience of the space. They're going to be happier with
 10 the two bathrooms anyways. And they have full use of the
 11 space. They can -- serving the food is no longer a
 12 problem.

13 **MR. MARQUEZ:** Awesome.

14 **MS. VILICANA:** So, Kristel and Dominic, is it
 15 possible for you all to take the Google lense, hit that X
 16 on that box so we can see the full slide?

17 **MRS. JOHNSON:** This one here?

18 **MS. VILICANA:** Yeah, the upper right corner,
 19 yes.

20 Fabulous. Thank you.

21 **MR. KAPPLER:** So this slide is my cost estimate
 22 based on the new scope of work. And basically it reflects
 23 a little bit of HVAC and electric, we're not expecting
 24 much, but a lot more on the plumbing side of things. We
 25 rearranged where the three-compartment sink was going to

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1 be and we're cutting the floor open for underground
 2 plumbing to support the new bathroom, the three
 3 compartment sink and the other sinks that are in the bar
 4 area. This is a more comprehensive project budget based
 5 on the drawlings from Asiago Studios, who is our architect
 6 partner on this.

7 **MR. MARQUEZ:** Nate, this is Edmund. What's the
 8 timeline look like? When would you actually break ground
 9 for this?

10 **MR. KAPPLER:** Well, I'm committed to breaking
 11 ground the second we have -- we are entitled to. Right
 12 now if that floor plan that you just got saw approved by
 13 Dominican and Kristel, in other words, we don't want to
 14 rearrange it anymore, this is it, we're getting
 15 construction documents.

16 PV said the first week of September; right,
 17 Dom?

18 **MR. JOHNSON:** Yes.

19 **MR. KAPPLER:** He's already got his engineers
 20 committed to that. They've already been to the space.
 21 They know what they're going to do. And so we'll submit
 22 it for a permit the first week of September. And even
 23 before that, I can start, I think, with a little
 24 demolition that we need. I want to be able to show
 25 progress at the next board meeting if I can.

1 **MR. SHEAFE:** And what about completion assuming
2 you get started at the beginning of September?
3 **MR. KAPPLER:** I think it's a 60-day project
4 now.
5 **MR. SHEAFE:** Okay.
6 **MS. VILLICANA:** May I ask a question?
7 Okay. So I don't see any fire safety in the
8 proposal, but is that the responsibility of the owner of
9 the building.
10 **MR. KAPPLER:** The existing space has fire
11 sprinklers and our architect says that we're lucky that we
12 won't really need to do much there.
13 **MR. MARQUEZ:** And the owner the building is
14 City of Tucson.
15 I'm just curious. Corky, what's going through
16 your mind on timeline and scope.
17 **MR. POSTER:** That sounds about right. I mean,
18 I sympathize with the occupancy problems that you had. I
19 think Dominican and I exchanged e-mails a couple of times,
20 but the presence of food is what kicks in -- kicks in that
21 A2 occupancy instead of the retail M occupancy. It sounds
22 like -- I mean, we came to that conclusion in the office.
23 It sounds like development services couldn't come to any
24 other conclusion. It probably gives you flexibility in
25 the future that may be real valuable to you, so I tend to

1 agree with Nate. 60 days is quick, but I have a lot of
2 trust in Nate Kappler, so if he says 60 days, I think he
3 means it. And I also approve of the idea of starting some
4 items that don't need inspection yet like demolition to
5 get kind of a jump on moving forward once we're sure
6 that's the project is moving forward.
7 **CHAIRMAN McCUSKER:** When is your liquor license
8 effective? Do you have to have C of O done and then you
9 apply for --
10 **MRS. JOHNSON:** They don't require a C of O.
11 All they are -- because we're bottling wine on site, we're
12 required a federal license as well as a state and city
13 license and they're all tied together. So once we have
14 the signed lease from the mayor, then the TCB, which is
15 the federal license, will be granted. Everything's in
16 place. We're waiting on that. Then once we have that,
17 then the state signs off on it. Everything's in place.
18 **CHAIRMAN McCUSKER:** So you could put up a
19 little tent in the parking lot and kind of have some soft
20 openings while you're under construction?
21 **MRS. JOHNSON:** That's a great idea. I love
22 that.
23 **MR. KAPPLER:** Just don't serve the workers
24 until after they're done with their shift.
25 **CHAIRMAN McCUSKER:** Any questions for Nate?

1 Go ahead, Dom.
2 Your ask is there. You're looking basically
3 for half.
4 **MRS. JOHNSON:** Correct.
5 **CHAIRMAN McCUSKER:** And revenue-wise, have you
6 revised anything?
7 **MRS. JOHNSON:** We still -- I still feel like
8 our numbers for the first year or two are conservative. I
9 actually -- you know, I've been kind of really going
10 through numbers in the last few weeks. I feel that they
11 are probably going to be a lot higher than that, but I'm
12 going to stick with this conservative. And then, again,
13 there's are our fourth different revenue streams, so we
14 will have the tasting room, the wine club, bottle sales
15 and private events, and we feel like wine club and the
16 bottle sales are going to be the big money makers.
17 **CHAIRMAN McCUSKER:** Does the wine club pay
18 sales tax?
19 **MRS. JOHNSON:** Yeah. Uh-huh. Yeah, it's still
20 retail sales, but we'll package it in two different
21 concepts for wine club. We'll have a local monthly wine
22 club where you'll be doing bottles and barrels and the
23 other one will be a traditional wine club model, where
24 every three to four months there will be reserve labels
25 and wines we're releasing.

1 **MR. MARQUEZ:** I just want to say I felt kind of
2 bad last time you presented, because I helped to put the
3 brakes on, said it doesn't feel like it's quite baked yet,
4 please go back, get it further completed, come back to us.
5 I felt a little bad after the suggestion, but now I feel
6 really good about it. You just found a second bathroom
7 and you had already gotten approved last time and you'd be
8 lacking some funds to help with that second bathroom,
9 so --
10 **MRS. JOHNSON:** Right. We're really grateful.
11 Thank you. It worked out.
12 **MR. MARQUEZ:** Well, you put the work in, too.
13 And thank you for getting Corky involved, a master at
14 architect and zoning, et cetera, so this is good. It's
15 much more thought through. We don't want deals that we
16 talk about in this meeting that don't happen, so it's good
17 to be more realistic with it, a little more pragmatically
18 down the timeline, et cetera, so this is good.
19 **MRS. JOHNSON:** Thank you.
20 **CHAIRMAN McCUSKER:** Okay. What's the board's
21 pleasure?
22 **MR. SHEAFE:** Edmund, do you want to put the
23 motion up because you're most familiar or do you want me
24 to?
25 **MR. MARQUEZ:** Go ahead. You're the master.

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1 **MR. SHEAFE:** Well, I would move that we approve
2 this using the numbers, which would put a cap on it of
3 98.5 on our side subject to all of our normal conditions
4 and requirements and verifications, we'll authorize
5 counsel to prepare a benefits agreement and authorize the
6 executive officers to sign it once it's complete.
7 **MR. MARQUEZ:** Second.
8 **CHAIRMAN McCUSKER:** Okay. So for your guys'
9 edification, that means we reimburse you. We're not
10 writing a check for 100 grand. You go do the work, you
11 present the receipts to Brandi, we stay even with you
12 until our cap is hit. The staff will talk to you about
13 how that works, but that's the way it will fall out.
14 So we have a motion and a second to --
15 **MR. SHEAFE:** Think of it this way. You do the
16 up movement on the pole vault and we do the other side
17 coming down.
18 **MR. JOHNSON:** All. right.
19 **MR. SHEAFE:** Now you can understand that;
20 right?
21 **MR. JOHNSON:** Makes sense.
22 **MR. SHEAFE:** You've got to get up there first.
23 **CHAIRMAN McCUSKER:** It took 12 years, but I
24 finally understand now. Thank you.
25 Okay. Brandi, you can call the role.

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1 And, Jannie, Dave's logged on on your account.
2 I don't know if you saw that. We love Dave. Just have
3 him mute.
4 **MS. COX:** He wanted to get on and I asked
5 Brandi to send him a link. She said, just send him yours,
6 so I did.
7 **CHAIRMAN McCUSKER:** You did, so just --
8 **MR. MARQUEZ:** We finally brought the brains in
9 the room. Thank you for being here, Dave.
10 **MS. COX:** Exactly.
11 **CHAIRMAN McCUSKER:** Okay. Roll call, Brandi.
12 **MS. HAGA-BLACKMAN:** Jannie Cox.
13 **MS. COX:** Here, aye, both.
14 **MS. HAGA-BLACKMAN:** Corky, you're muted.
15 **MR. SHEAFE:** Corky, are you here?
16 **MR. POSTER:** Yeah. Aye. Sorry. I was muted.
17 **MS. HAGA-BLACKMAN:** Edmund Marquez.
18 **MR. MARQUEZ:** Aye.
19 **MS. HAGA-BLACKMAN:** Chris Sheafe.
20 **MR. SHEAFE:** Aye.
21 **MS. HAGA-BLACKMAN:** Mike Levin.
22 **MR. LEVIN:** Aye.
23 **MS. HAGA-BLACKMAN:** Taunya Villicana.
24 **MS. VILLICANA:** Aye.
25 **MS. HAGA-BLACKMAN:** Fletcher McCusker.

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1 **CHAIRMAN McCUSKER:** I vote aye. That's
2 unanimous. It's been a fun project. You guys have been
3 really deliberate. We like that you kind of took some
4 time and came back. We can't wait for your opening.
5 **MRS. JOHNSON:** Thank you. We're excited.
6 We're excited to see you all at the grand opening.
7 **CHAIRMAN McCUSKER:** You'll hear from our
8 lawyers. Thank you.
9 **MRS. JOHNSON:** Thank you.
10 **UNIDENTIFIED SPEAKER:** Usually that's a bad
11 thing when someone says you'll hear from our lawyers, but
12 awesome congratulations, Dom and Kristel. Thanks to the
13 board.
14 **MRS. JOHNSON:** Thank you.
15 **CHAIRMAN McCUSKER:** Thanks for everything
16 you're doing for us.
17 All right. The next item is El Presidio.
18 Jannie has an update on that project, and some of her
19 colleagues are also on line, so Jannie, take it away.
20 **MS. COX:** Sure. I'm going to ask -- I
21 hopefully won't need help getting screen share, but I'll
22 do that in just a moment. Right now I want to introduce
23 Amy Peron from Norris Design.
24 Amy, are you on?
25 **CHAIRMAN McCUSKER:** Yeah, we see her.

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1 **MS. PERON:** I am here.
2 **MS. COX:** Okay. Great.
3 And Amy is available to answer any questions
4 about our project design. She's been our designer, she's
5 done a fantastic job, and so she's here to support with
6 answers to your questions.
7 And Amy Hartmann-Gordon is chairman of our
8 working group.
9 Amy, are you on?
10 **MS. HARTMANN-GORDON:** I am here. I'm sorry, I
11 can't get my camera to work, but I'm standing by.
12 **MS. COX:** All right. Well, we're sorry we
13 can't see your beautiful face.
14 We're going to offer you a bird's eye view of
15 Activate El Presidio. This has been a five-year journey
16 and it's nearly complete, but we've run into a funding
17 shortage as we approach the construction phase.
18 It will come as no surprise to you that we're
19 before you today to ask you to continue to support
20 Activate El Presidio.
21 And with that, I'm going to push screen share
22 and hopefully I will be able to bring up --
23 Am I doing the right thing, Brandi?
24 **MR. HAMMOND:** You're the co-host, so you should
25 be able to.

1 MS. COX: Okay. Now I need to find --
 2 CHAIRMAN McCUSKER: It will bring up your
 3 desktop, so then you've got to click on the document you
 4 want. We don't see anything.
 5 MR. MARQUEZ: Dave, go help her.
 6 MS. COX: It should be up.
 7 MR. MARQUEZ: Nope.
 8 MS. COX: Can anybody see it?
 9 MR. LEVIN: No, ma'am.
 10 MS. COX: No? Okay. It says I'm on screen
 11 share and I'm looking at it, so let me close it down.
 12 (Discussion off the record)
 13 MS. COX: I'm going to ask Amy to begin in the
 14 interest of time.
 15 In the summer of 2019, Amy and I had the
 16 beginning of a vision for bringing new life and vitality
 17 to this beautiful historic yet quiet and dark neighborhood
 18 bordered by Church Avenue on the east, Main on the west,
 19 Alameda on the south and Franklin on the north. And we'd
 20 like to tell you more about it, so I am going to let Amy
 21 to begin.
 22 I see us now.
 23 MS. PERON: Perfect. Perfect timing.
 24 MS. COX: Okay.
 25 MS. PERON: Thank you, Rio Nuevo Board, and

1 number one is the Presidio Museum.
 2 The -- hopefully most people know that the city
 3 of Tucson -- the modern day version of the city of Tucson
 4 is considered to have been started when the Spanish
 5 brought -- came up and built a fort here in this valley,
 6 of course, at that time it was all desert, and it was an
 7 11-acre enclosure.
 8 That 11-acre enclosure, the foundation of that
 9 is now completely covered up by buildings across the
 10 downtown. However, right behind the Transamerica Building
 11 in this image, you can see the recreation of the -- a
 12 corner of the fort, which is part of our museum.
 13 And then also part of this complex includes the
 14 1850s Jacome House exactly where the arrow is right now,
 15 thank you, and there's some other historic buildings,
 16 including the 1911 duplex on the corner, which, thanks to
 17 Rio Nuevo, was reinvigorated from a shell of a building to
 18 the Dandelion Cafe today.
 19 So what's important about this neighborhood as
 20 a whole is just that is a really kind of central historic
 21 and cultural and architectural space for the whole
 22 community.
 23 Let's see. I talked about the Jacome house,
 24 which was built in the 1850s. There's other homes that
 25 are not part of the Presidio Museum. The oldest building

1 especially it's nice to introduce myself to the newer Rio
 2 Nuevo board members. I am the director of the Presidio
 3 Museum, which is located in the heart of the El Presidio
 4 historic district. And I know some of you are quite
 5 familiar with it, so I'll be brief for those of you who
 6 are less familiar.
 7 But the historic Presidio --
 8 MS. COX: Let me interrupt you for a minute
 9 just to say that I'm using my cursor to kind of tell them
 10 where you are in the neighborhood.
 11 MS. PERON: Perfect. Okay. So the bottom
 12 street that Jannie's pointing to between six and seven is
 13 Alameda, and then you turn -- turn up north, and that is
 14 Church. And then we have all the way up to Franklin, and
 15 then this Is Court Avenue right down the middle.
 16 MS. COX: Right. Okay. That's right. I can't
 17 do it with my cursor, so you'll have to -- that's okay.
 18 Go ahead.
 19 MS. PERON: Okay. So this area --
 20 CHAIRMAN McCUSKER: Tim's got everything.
 21 MS. PERON: All right. You're in charge, Tim.
 22 -- is basically the oldest neighbor in all of
 23 the city of Tucson. It is basically centered around that
 24 block with the two with all the trees, and that is the Old
 25 Town Artisans block. And to the right -- to the right of

1 in all of Tucson is the Casa Cordova, which is to the left
 2 of the number two if you go all -- kind of to the end of
 3 that street. Right there, exactly. That was built about
 4 1848 actually when this area was part of Mexico. And that
 5 is basically the oldest standing building at this point in
 6 Tucson.
 7 The whole block -- I mentioned the Old Town
 8 Artisans Block. That was originally the Julius Goldbaum
 9 Merchant Block and it housed a distillery. And, of
 10 course, today it is kind of the center of this artisan
 11 retail area with JoJo's Restaurant as part of it. There's
 12 several other important restaurants in this area as well.
 13 Of course, the art museum has Cafe a La C'art.
 14 And then also the other -- the other homes that
 15 are managed by the Tucson Museum of Art include the
 16 Corbett House and the Fish/Stevens House. And those are
 17 along Main Avenue, so over to the left of the image.
 18 Yeah.
 19 Main Avenue was originally the road at the
 20 front of the fort, which, of course, is no longer around
 21 to see, but it was called the Royal Road because it
 22 referred to the Spanish king.
 23 In terms of what we're presenting to you today,
 24 what I just really want to emphasize is that culture and
 25 history and heritage attract people and it attracts

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1 activity. And what we really are trying to do here is
2 take this important space and make it more welcoming and
3 make it friendlier and allow people to linger more.
4 Additionally, the neighborhood is right
5 adjacent to the incredible Pima County historic
6 courthouse, and that is a place where people are already
7 coming and visiting. And, of course, the visitor center
8 is right there as well, so there's a real natural
9 connection between the visitors center and the Presidio
10 Museum and the Old Town Artisans and people will spend a
11 day doing those things.
12 And, of course, you may be familiar with the
13 Turquoise Trail, which is the two and a half mile historic
14 walking tour that starts at the Presidio, and that also
15 brings in a lot of walkers. On top of that, other local
16 historic walks start in this neighborhood as well.
17 And just as a data point for the money, since
18 you guys are money folks, I can tell you that just in the
19 last couple of years the walking tours that we host is now
20 equal to the admissions of our museum. So we know that
21 the -- you know, the interactivity is what attracts
22 people, that personal experience. And if Felipe was here
23 from Visit Tucson, he would tell you that that culture and
24 personal experience is what people are looking for.
25 So we're really just trying to complete the

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1 project that we started to create a really attractive
2 historic and invigorated economic space.
3 Back to you, Jannie.
4 **MS. COX:** Then just two blocks up Court at
5 Franklin is El Charro of course. This building that's now
6 the El Charro Restaurant was Monica Flores' home in 1922
7 when she opened the first El Charro in the barrio.
8 It's also important to note that anything that
9 is north of Washington, which is two blocks south of El
10 Charro, is outside the Rio Nuevo district, and we're going
11 to talk more about that in a few minutes.
12 **MS. PERON:** So basically between the number one
13 and the number nine.
14 **MS. COX:** Next slide.
15 Okay. Activate El Presidio is all about place
16 making. Place making is a process to make a cultural
17 space active, dynamic and better connected to the people.
18 Next slide, please.
19 In early fall of 2019, Rio Nuevo contracted
20 with Project for Public Spaces, PPS, who through dozens of
21 interviews and focus groups and workshops developed a
22 vision for what the stakeholders wanted, and that was
23 color, light, shade, art, plants, trees and attractive
24 places to linger. The visioning was completed in January
25 of 2020 and a working group of stakeholders was recruited

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1 to create and implement a plan.
2 In March of 2020, we held the second meeting of
3 the working group literally hours before COVID shut down
4 the world.
5 Fast forward 25 months to April 2022, Rio Nuevo
6 funded AEP with \$500,000 and the working group was
7 reestablished.
8 We hired Norris Design as our architect, and
9 they created a plan that was approved by the neighborhood
10 and the working group. Norris took the plan through city
11 planning and development and we will have a permit issued
12 any day now. We have been through all the hoops. An RFP
13 went out to eight contractors, and unfortunately the
14 lowest bid is more than our available funds.
15 We'll take you through nine focus areas of the
16 plan. It will take a little time, but for some of you,
17 it's your first time and we want you to be familiar with
18 the full scope of the project. So let's go to the next
19 slide, please.
20 We said the first thing people wanted was
21 color. We're going to get lots of color with sidewalk and
22 street paint that will be done by Living Streets Alliance.
23 I show you the dome here because the paint on the
24 sidewalks in the street will match the paint colors of the
25 dome.

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1 Next slide.
2 And these are the paint colors and also some of
3 the patterns that you will see on the sidewalk. It's not
4 a full paint job on the sidewalk but just a pretty pattern
5 weaving down the sidewalks throughout the entire project.
6 This covers more than eight blocks of the historic
7 district.
8 Next slide.
9 This is area number one from Court to Tellez --
10 on Court from Tellez to Washington. So I can't use my
11 pointer for you, so those two trees in the middle, those
12 are on either end of a two-parking place parklet in front
13 of the Presidio Museum. Those trees are potted in huge
14 wood planters, and there will be plants surrounding the
15 parklet and it will be made of steel and wood with a roof
16 and sides and benches and tables in it, so all those
17 walkers who are gathering for tours at the Presidio will
18 be able to gather there as they're waiting to begin.
19 If you go a little bit up north from those two
20 there's, you'll see another tree. That's in front of
21 Dandelion Cafe. That's another huge planter with a tree
22 in it. And in front of Dandelion will be a table and --
23 with an umbrella and seating outside on the sidewalk.
24 You see kind of a brown line that goes all the
25 way down in front of the museum. Yes, there. Those are

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1 bricks. That is a brick -- just a brick border. And we
2 harvested these bricks from another area. It goes all the
3 way up to Washington. And then if you turn left and come
4 over to -- yes, and come down a little bit, those bricks
5 are also going to be in front of JoJo's. It's just going
6 to add just an element of neatness and design to this
7 street that really needs some help.

8 We are also going to replant all of the
9 expansive planters that Amy has at her museum. They will
10 all be replanted. And there will be pots, planters and
11 benches all along the street.

12 Next slide, please, next slide.

13 And here -- no, go back. There you go.

14 This is a rendering that Norris Design put
15 together for us. This is the front of the museum after
16 we're finished. As you can see in the foreground, it's a
17 bump out. All the corners will have a bump out of color
18 around the corner and bollards to slow the traffic.

19 So you see the street paint, you see the
20 parklet in front of the museum, and if you go left up the
21 street, you see the tree and the tables in front of
22 Dandelion Cafe. It's really going to be a beautiful
23 change for this already wonderful neighborhood.

24 Next slide.

25 And this is area number two. This is Tellez.

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1 On your right is Court, the left is Meyer. At the top of
2 the screen is Old Town Artisans, at the bottom is the
3 Tucson Museum of Art.

4 If we start on the upper right, those green
5 circles are trees in huge pots. All of the parking on
6 that north side is going to become kiosk parking. We're
7 going to take down the parking meters and put up light
8 poles and string festive lights between the poles to light
9 up that street. We will dress up the entrance to Old Town
10 Artisans and make it even more attractive than it is
11 today. You can see the bump outs of color on the corners.
12 There will be a bike rack on the left and benches for
13 people to sit.

14 Next slide, please.

15 Okay. This is a rendering of Tellez Street
16 looking to the east. That's the Transamerica Building on
17 the far end. And this is what it looks like with the
18 color bump outs on the corners. And those poles on the
19 left have lights that will light up the street.

20 Next slide.

21 Here we have -- this is really exciting. This
22 is Washington Street. On the right is Court, on the left
23 is Meyer, and at the bottom of the screen is Old Town
24 Artisans. This is -- this street will be transformed.
25 It's closed permanently to traffic; however, we need to

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1 leave the north side of the street such that anything that
2 goes on the street has to be removable within 10 minutes
3 to allow fire access, so there will be tables and chairs
4 but easily moveable ones.

5 On the upper left of the street with the purple
6 boxes in the corner is a playground -- no, on the upper
7 left -- on the north side of the street, yeah, with those
8 little purple squares or rectangles in the corner, that is
9 an adult play area with corn hole and other adult outdoor
10 games.

11 The color -- other color is mostly just color.
12 We'll use lots of color on the street. Our hope is that
13 we're going to be able to paint the entire street. We
14 don't know if we can fit that in the budget or not, but it
15 is a hope. But there will be lots of paint because there
16 will be no cars.

17 Now, in the bottom of the street on the south
18 side of the street, you see five purple boxes, but the
19 middle one -- there you go -- that is a children's play
20 area, so mom and dad can be sitting having dinner and
21 their little children can be playing in this special area
22 just for little children. And the Schneider family will
23 fund the equipment to make that a really great place for
24 little kids.

25 The other four purple pieces are all seating

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1 areas for dining, and they will accommodate 48 people to
2 sit in the street and be served by JoJo's.

3 On the right of the south side of the street is
4 a white box. That white box is a space reserved for
5 perhaps bringing in a vendor for an event some day. So
6 that is number four.

7 Now the next slide, please.

8 That's just a slide showing you what the street
9 looks like today, so it's going to look a whole lot
10 different in a few months.

11 Next slide.

12 And this is -- on your right is the
13 Transamerica Building, on the left is -- in that white
14 spot in the middle is the annex of the Tucson Museum of
15 Art, on the bottom is Alameda just to orient you.

16 I'm going to start on Alameda where you see all
17 the green next to the building. That green means that we
18 are going to -- that entire sidewalk is brick. We're
19 going to take bricks out that are next to the building,
20 lots of bricks, and we're going to do an in-ground garden
21 to make that a really beautiful walkway along Alameda.
22 And there will also be benches and other amenities in that
23 area.

24 Do you have a question?
25 (No oral response).

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1 **MS. COX:** Okay. If we go back up Court now on
2 the right-hand side, you'll see on the left this big HVAC
3 unit. There you go. And straight north of that is the
4 west side of the TMA Annex. And if you'll look at the
5 next slide, you'll see what that looks like.
6 This is the entrance to our -- this is the
7 entrance to the El Presidio neighborhood today. It's not
8 something that makes you jump up and down and say I can't
9 wait to get there.
10 And if you go to the next slide, you'll see it
11 a little more up close. This is the HVAC unit with a big
12 fence around it, and it's virtually impossible to carry on
13 a conversation walking down the street. It's very loud
14 and it's very unattractive. But if you go to the next
15 slide, you'll see what it's going to look like when were
16 finished.
17 This is Looking Back by Bill Singleton. This
18 is -- depicts the early 1800s. If you were standing in
19 this spot looking west, this is what you would see. You'd
20 see A Mountain in the background, in the middle ground,
21 you see the Convento that was built in 1770. And if you
22 come a little closer, you see a flowing Santa Cruz River
23 and you see some (inaudible) farmers and Spanish people
24 tilling the soil, and those were the residents here in the
25 early 1800s.

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1 It's really going to be a beautiful mural, but
2 in order to make that happen, on the left-hand side of
3 this painting is that HVAC unit with metal panels that
4 will be constructed on the front of it and higher than the
5 fence so that the -- it will mitigate the sound and the
6 sight of the HVAC.
7 And the nice thing about this is this was done
8 without AEP funds in partnership with Visit Tucson, who
9 paid for the majority of this mural.
10 Next slide, please.
11 This is the corner of Alameda and Main.
12 Literally 20 minutes ago, Kathleen Eriksen texted me to
13 say that they would help -- we were afraid we would not
14 get support in watering this area. You'll see a lot of
15 green in it. That's because we were going to plant trees
16 going up Main Street, and here on the lower left, we were
17 going to do a lot of in-ground planting.
18 I was of the understanding that this being
19 outside of DTP's bid that they could not water that.
20 Kathleen told me by text a few minutes ago that if we get
21 the plants started, they would help maintain them with
22 water. So you'll know why that's a conundrum in a few
23 minutes.
24 Next slide, please.
25 This is between five and four. And this is on

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1 Alameda. You see the crosswalk. On the bottom part is El
2 Presidio Park and the brown semicircle in the middle is
3 where the doughnut is, and some of those bricks that we
4 harvest are going to go around the doughnut and make it a
5 place that you would want to go to. It's a beautiful
6 piece of art and people like to have their photo taken,
7 but it's not a very friendly place to get to, so we're
8 going to make it better.
9 Then if you go up the passageway to the north,
10 there are beautiful trees is there. We're going to light
11 them were twinkle lights and we'll put in some benches and
12 some tables, we'll reuse more of the bricks to make some
13 brick pathways in here just to beautify the space. And
14 the city is going to give us an artistic bike rack that's
15 going to go somewhere in the middle, probably near the
16 trees in the middle on the right. So that's going to be a
17 really pretty area.
18 Next slide, please.
19 Okay. This is the Transamerica Building. The
20 white is the Transamerica Building. You can see our
21 street paint coming down Church and going around the
22 corner heading west to Court. We're also planning some
23 pots and some benches here just to include Transamerica in
24 our plan.
25 Because of the new De Novo, we may need to make

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1 some changes in our paint plans for this area along
2 Alameda, but we are so pleased that they're coming that
3 we're very happy to do that.
4 And there's also on the corner here of Church
5 and Alameda a light post that has a big space in it for us
6 to put a directional sign to tell them what they're seeing
7 in the El Presidio neighborhood.
8 Next slide.
9 Okay. This is the best part about
10 Transamerica. See this wall on the left? It's 11 stories
11 high. And on the right, you see one of the most historic
12 things in the Presidio neighborhood going all the way back
13 to the Hohokam. And that Saguaro is going on that
14 11-story building and Rio Nuevo is not going to have to
15 pay a penny for it.
16 I have a friend who wanted to see AEP. I took
17 her there hoping she would make a nice gift because she's
18 a philanthropist, and she saw this wall and she saw that
19 photo and she said, I want it, and she has made a
20 100,000-dollar gift to make it happen.
21 So Joe Pajic is back in town. You probably all
22 think he's out on his truck. He got back the other day
23 and he's going to get started.
24 Next slide, please.
25 Oh, I should tell you her name. The woman's

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1 name is Jean McDonald. And those of you who are cyclists
2 may know her personally, but if you're a cyclist, you
3 definitely know the Javelina on the corner of the loop and
4 Country Club. And she commissioned that last year. She's
5 a very generous woman and we're really thankful for what
6 she's done for AEP.

7 And here's area number eight. On the right is
8 the library, on the north is Alameda and on the west is
9 Church. And this was a very dark corner. It's a nice
10 amphitheater kind of space, but -- and it has seating, low
11 walls, you see those arcs of low walls, but there's no
12 shade and there's no light. So, as you can see, there are
13 going to be light poles and lights in the park and four
14 shade as well.

15 Next slide, please.

16 And last but not least is the area nine, the El
17 Charro block. This one you have to take the image on the
18 right, pull it down and hook it to the bottom so that you
19 see at the bottom of the right side is Council Street, and
20 then, if it was hooked, it would go straight up to El
21 Charro, which is on the upper left of the left side.
22 You'll see the bump outs on the corner for traffic and
23 you'll see the paint along the sidewalks and light poles
24 with lights going all the way to El Charro.

25 Now, this area is not inside Rio Nuevo's

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1 Kap Con is currently reviewing their pricing
2 with their subcontractors to find opportunities for price
3 reduction. They're still in that process, so we did not
4 include that today, but I'm sure we're going to be able to
5 reduce some costs, so when that happens, we will reduce
6 it. If you help us out today, it hopefully will come in
7 less.

8 Next slide, please.

9 So the funds available. Rio Nuevo invested
10 500,000. The IDA will give us 25,000. The funds raised
11 were 67,000, but 7,500 is restricted to the playground.
12 We have a total of \$589,000. Our architectural fees are
13 65,000 and LSA Painting for nearly nine blocks of paint is
14 \$100,000 leaving us \$424,500 of funds available.

15 And last slide, please, next slide, please.

16 There's one more slide.

17 There you go.

18 **MR. MARQUEZ:** That's it, yeah.

19 **MS. COX:** So we have a bid of 591,626. We are
20 proposing -- and, as I say, that's why it's really amazing
21 that Kathleen texted me a few minutes ago to say yes, they
22 can help us water. We are planning to take out area
23 number five, which is at Alameda and Main, because we were
24 afraid we would not be able to water the plants. I still
25 think we have to make that commitment to move that from

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1 district, therefore, we can't spend Rio Nuevo funds.

2 Next slide, please.

3 But, once again, we have a great plan due to
4 some very, very generous people. A big thank you goes to
5 the Joe Schneider family, the Flores family, Corky Poster,
6 BWS Architects, Presidio Museum and a very generous
7 matching donor who matched the gifts of each one of those
8 people on the list, and we raised a total of \$67,000,
9 which more than covers the area north of Washington. So a
10 big thank you goes to them.

11 Next slide, please.

12 There is a growing appreciation for history, as
13 Amy mentioned, and it will clearly help business. Inside
14 of our district -- there are plenty of businesses that
15 will benefit, but inside the district are JoJo's, Ceres,
16 Dandelion Cafe, Cafe a La C'art, De Novo and El Charro,
17 even though El Charro is not in our district.

18 Next the slide, please.

19 Then the bid process. We sent out eight RFPs
20 to contractors. The low bidder is Kap Con. Their base
21 bid was 525, 529, and there was a 44,000-dollar
22 alternative that could probably have been included to the
23 bid. We thought it would be, but they're essential, so
24 you need to add those all together. And their bid is
25 \$591,000.

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1 our plan because it will save us \$50,000 making our total
2 cost 541,000.

3 Our funds available again are 424. Our request
4 of Rio Nuevo is \$117,126. That fills the gap. And if you
5 would, consider a 40,000-dollar request contingency.
6 We've had so many surprises. And I'd like to think we
7 won't spend that, but I would like to know that it's there
8 if we have to.

9 So our total request is that you extend your
10 support with up to 157,000 plus \$126.

11 **MR. MARQUEZ:** So based on your previous slide,
12 you're 10 grand short. So you said the total bid with the
13 additions was about 591,626 minus the 424,5 that you've
14 already got.

15 **MS. COX:** We're taking out number five, which
16 is \$50,000 of savings. That makes the total cost 541,000.
17 We have funds of 424,5 so that leaves a gap of 117,126,
18 plus 40 is 157,126.

19 Did I do some math wrong?

20 **MR. MARQUEZ:** I think you did, but if you want
21 less money, we can go for that, too.

22 **MS. COX:** No, I want more money. Let's do it
23 your way.

24 **MR. MARQUEZ:** Go back a slide, because you guys
25 are still in the midst of trying to do some cost

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1 engineering, et cetera. Just like with Dominic and
2 Kristel, you don't want to have to come back, so, I mean,
3 those two numbers -- actually, you were -- the previous
4 slide said 591,626. If you go back --
5 **MS. COX:** That's the bid. No, this is how much
6 money we have.
7 **MR. MARQUEZ:** I'm with you.
8 **MS. COX:** Okay.
9 **MR. MARQUEZ:** Go back, go that way.
10 So if the bid total is 591,626 before cost
11 engineers, go another slide, and then you have 424,500,
12 that difference is 167,126. I would just -- I would just
13 go with that, because --
14 Let me bottom line, which I think a lot of us
15 are thinking. That was excellent. That was wow. Like I
16 almost feel like you met with Disney and Disney came in
17 and helped you like with the Main Street perspective on
18 let's add plants and murals. You've thought about so much
19 detail.
20 Back in the day, I sat in your original
21 meetings for this before I got on exec and you've come
22 such a long way. I can say this being born and raids in
23 Tucson, the fact that you even got approval from the
24 neighborhood at the same time is fantastic, right? Your
25 proof of concept has been excellent from the fact on

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1 Washington Street now with JoJo's Cafe, Ceres, et cetera,
2 it's packed. You look at your Artisans Market that I've
3 been down there, whether it's a farmer's market or
4 artisan's market, that area is packed with people.
5 Dandelion Cafe, home run. That duplex looked
6 haunted back in the day, and the fact that now it's this
7 beautiful little coffee shop, et cetera, that serves
8 amazing scones is fantastic.
9 So I'm not just going to jump right into a
10 motion, I'll let other people chat, but you did a great
11 job.
12 **MS. COX:** Thank you, Edmund.
13 **MR. SHEAFE:** Let me ask you a couple of
14 questions.
15 One, the 73,000 that we've already put in, is
16 that for work that's been done in the past then and isn't
17 of these numbers?
18 **MS. COX:** That's for work already completed.
19 Some of that is LSA and some the architect.
20 **MR. SHEAFE:** So that's not part of these
21 numbers then?
22 **MS. COX:** No. I did break it out here. It
23 says the total we had plus what we raised and then reduced
24 it by 65,000 for architectural fees and LSA Painting,
25 100,000, leaving us with 424,5 today.

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1 **MR. SHEAFE:** Okay. So that's where it is then
2 in round numbers.
3 The other thing is just to note, but you're
4 using -- I think it's a steel surround with wood in the
5 middle on all those planters.
6 **MS. COX:** Uh-huh.
7 **MR. SHEAFE:** I'm just wondering about the
8 maintenance of that over the years. I mean, years slide
9 by really quickly. Have you thought about doing those
10 planers in all metal so that they don't deteriorate and
11 years from now you've got --
12 **MS. COX:** Yes, we have definitely thought about
13 that.
14 And, Amy, do you want to speak to that? Amy
15 Parone, do you want to speak to that a little more,
16 because that has been a topic of conversation?
17 And there's a good chance that a lot of them
18 will be metal.
19 Amy.
20 **MS. PERON:** Yeah, we have modified our
21 construction details for that to keep maintenance in mind
22 along with all of these spaces. I was just pulling up our
23 detail here quick to refresh my memory. But we do have
24 steel and waterproofing and those to help with those
25 maintenance concerns.

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1 **MR. SHEAFE:** Well, just so you've thought about
2 it, because, you know, you do something like this and it's
3 hard to realize how quickly time goes by and deterioration
4 occurs, and then all of a sudden, you're looking at having
5 to figure out how to go back and replace them. But if you
6 guys have thought that through and you can properly put
7 the materials on them, that's great.
8 The final item, do you have any concerns with
9 the city? We've had nothing but delays on Council and
10 trying to get that street blocked off. Is that pretty
11 well taken care of now?
12 **MS. COX:** Oh, yeah. That's been done for a
13 year.
14 **MR. SHEAFE:** Okay.
15 **MS. COX:** Yes, Washington is permanently
16 closed, but it's still on the city map. There are two
17 ways to close. They can close it and somebody has to buy
18 it, and then you own it and you take care of it. It still
19 belongs to the city and fire is still responsible for
20 anything that happens in that space, so that's why we have
21 to keep part of the street accessible to fire.
22 **MR. SHEAFE:** Well, I would suggest, you know,
23 just, Edmund, your observations there. Probably we just
24 put a bigger number on it and then ask that we adjust to
25 whatever the real number comes out if you can create some

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1 savings.
 2 **MR. MARQUEZ:** The good news is we know Jannie's
 3 fiscally responsible.
 4 **MR. SHEAFE:** She's going to be on the details.
 5 **MR. MARQUEZ:** Yeah. Even if we round it up to
 6 170 and the motion included up to 170, I'm sure she'll
 7 look to save us some money.
 8 **MS. COX:** I will.
 9 **MS. VILICANA:** I concur with Edmund suggestion
 10 as well.
 11 **CHAIRMAN McCUSKER:** You think about what's
 12 happened to construction costs in the last five years, we
 13 know that they're up about 35 percent, which is pretty
 14 much what she's asking for. We approved 500. She's
 15 looking for another 150 plus, so there's really no doubt
 16 in my mind that they've been very frugal.
 17 It's been a very well received project on the
 18 west side. The city loves this. Our elected people are
 19 all in on this. It's really a great piece of Rio Nuevo
 20 work. I see no reason we wouldn't approve Jannie's ask.
 21 **MR. MARQUEZ:** Before I make a motion, I would
 22 also like to point out that Mr. Mike Levin was involved in
 23 this effort as well. Those two board members were --
 24 **MS. COX:** Very involved, very involved. I
 25 don't know why he's quiet today, but he's been a huge help

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1 making this happen.
 2 **MR. LEVIN:** Well, I've appreciated working with
 3 you, Jannie, on this. And I just stay quiet because
 4 you've carried the water on this, you've quarterbacked
 5 this whole thing and have done a wonderful job. And like
 6 Edmund said, the Disneyland effect, it's like Walt was
 7 standing right there with you paying attention to detail,
 8 making a place that people want to go.
 9 **MR. POSTER:** A suggestion, Mr. Chairman.
 10 **CHAIRMAN McCUSKER:** We have opened three
 11 restaurants there in the time Jannie's been working on
 12 this. Ceres is open, Dandelion is open, Tall Boys moved
 13 over from 4th Avenue. You know, there's a lot of sales
 14 tax going on there now. They were attracted to this
 15 design before it was ever even implemented, so, you know,
 16 it's not all just investing in the arts. We're seeing a
 17 significant retail uptick over there.
 18 **MR. POSTER:** Mr. Chairman, hi. This is Corky
 19 Poster. I've been quiet as well. I own property at the
 20 very north end of Court Avenue adjacent to El Charro, so I
 21 think it's appropriate for me to recuse myself. I won't
 22 vote and that's why I've not participated in the
 23 conversation.
 24 **MR. MARQUEZ:** I would like to make a motion
 25 that we invest an additional 170 -- up to \$170,000 on this

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1 reactivation of the Presidio area.
 2 **MS. VILICANA:** I second, Taunya.
 3 **CHAIRMAN McCUSKER:** What do we have legally,
 4 Jannie? Is there any -- this is our project. We're
 5 bidding it out, so there's no real agreements with
 6 anybody, right? You're subbing this out with various
 7 contractors, so --
 8 **MS. COX:** There will be a contract with the
 9 contractor. They will generate the contract and get it to
 10 Tim, I guess.
 11 **MR. SHEAFE:** Well, who's the -- who's the
 12 contract party contracting? Is that Rio Nuevo or is it --
 13 **MS. COX:** Rio Nuevo will be contracting with
 14 Kap Con.
 15 **MR. SHEAFE:** Okay. Then you should include
 16 that in your bid -- or in your motion, Edmund, that we
 17 authorize counsel to review and approve the contract.
 18 **MR. MARQUEZ:** I approve the amendment.
 19 **MS. VILICANA:** I second, Taunya.
 20 **CHAIRMAN McCUSKER:** Okay. So the motion on the
 21 floor is up to \$170,000 addition to the Presidio
 22 Activation project and authorizing the executive officers
 23 to complete the contract with Kap Con.
 24 Any questions?
 25 (No oral response)

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1 **CHAIRMAN McCUSKER:** Brandi, you can call the
 2 roll.
 3 **MS. HAGA-BLACKMAN:** Corky Poster.
 4 **MR. POSTER:** I recused.
 5 **MS. HAGA-BLACKMAN:** Jannie Cox.
 6 **MS. COX:** Aye.
 7 **MS. HAGA-BLACKMAN:** Chris Sheafe.
 8 **MR. SHEAFE:** Aye.
 9 **MS. HAGA-BLACKMAN:** Taunya Villicana.
 10 **MS. VILICANA:** Aye.
 11 **MS. HAGA-BLACKMAN:** Mike Levin.
 12 **MR. LEVIN:** Aye.
 13 **MS. HAGA-BLACKMAN:** Edmund Marquez.
 14 **MR. MARQUEZ:** A big aye.
 15 **MS. HAGA-BLACKMAN:** Shay Jimenez.
 16 **MS. JIMENEZ:** Aye.
 17 **MS. HAGA-BLACKMAN:** Fletcher McCusker.
 18 **CHAIRMAN McCUSKER:** I vote aye.
 19 Jannie, they should build a statue for you over
 20 there. I mean, first of all, we went through the
 21 pandemic, which nobody considered, a change of your
 22 appointer, you went from the, you know, governor's ledger
 23 to the legislature's ledger, and this project is --
 24 wouldn't happen at all except for you. So we're all
 25 grateful and it's going to be fun to see it completed.

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1 So I think that was unanimous. Tim will get
2 whatever documents going we need with Kap Con.
3 **MR. MARQUEZ:** We'll name the Saguaro after you.
4 **MS. COX:** We'll make you proud, I promise.
5 **MR. MARQUEZ:** Oh, we know.
6 **MS. COX:** Look for an opening day probably
7 December 14.
8 **MR. SHEAFE:** Got it. We'll be there.
9 **MS. COX:** Okay.
10 **CHAIRMAN McCUSKER:** Okay. Last and certainly
11 least, and we've been online for a long time, I don't know
12 how much in depth you want to do this, but, Brandi, if
13 you'll pull up the written master plan, strategic plan.
14 For Rio Nuevo watchers, you know, we drafted
15 this with some public input. It was approved in January.
16 We've -- a lot of us independently are acting on different
17 pieces of it. We've not actually gone back and reviewed
18 our plan or our activities to date, so this is the
19 opportunity to do that.
20 The first section, of course, is just
21 describing who we are and where our money comes from and
22 what we do, so I think you can scroll down to --
23 It's interesting if you stop right there.
24 \$4 million is still the number, so we didn't get any
25 richer since we wrote the plan. We continue to deploy

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1 capital. And I'm not bashful there about what we really
2 need is something in the 100 million-dollar area.
3 Corky did a lot of work with us on the
4 subareas, which I continue to like. Those are downtown.
5 The west side, we talked for a minute about the
6 landfill, the Sunshine Mile and the commercial corridor
7 all the way to Park Place Mall.
8 If you go back to those -- kind of, just let
9 people paraphrase. Go back to the first subcategory,
10 Brandi.
11 So I think we're walking the talk here. You
12 know, we continue to see restaurant activity, hotel
13 activity, theater, music activity, apartments going up,
14 you know, work with the Children's Museum. We're
15 finishing our work with the convention center. You know,
16 I think we've done everything we said we were going to do.
17 You scroll down to the end of that paragraph,
18 it does remain food, music for the most part,
19 entertainment zone.
20 The latest on the Ronstadt bus terminal, for
21 those people that don't know, the city is extending the
22 agreement with Peach Properties to develop that space. I
23 believe that's a five-year extension. A lot of deadlines
24 came and went during the pandemic and the financial kind
25 of lending crisis, so that's still a planned-for project.

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1 I expect we will hear from them on how we can participate
2 with that over time.
3 The, you know, so-called Alan Norville lot,
4 which is where the old Greyhound and the gem show, there
5 is interest in that lot both from apartment builders and
6 entertainment developers. I can say the interest rates
7 have hampered that activity. We've seen a lot of slow
8 down particularly in residential development.
9 People seem to be optimistic that the rates are
10 going to come down in October, so we've seen a lot of
11 activity lately from people doing surveys and, you know,
12 looking at the environmental issues on things that might
13 begin to bear fruit in 2025.
14 The west side remains fallow and I would say
15 controversial. You know, we've taken the position that we
16 won't do anything on that land until it's remediated.
17 There's a debate over the use of the word toxic. People
18 will acknowledge that it's contaminated, but there's an
19 element of stakeholders now that are making the case that
20 it's not -- maybe not so toxic, that nobody's gotten hurt,
21 nobody's been poisoned, you know, the water's doing okay,
22 you know, maybe we could develop it as open space.
23 What we suggested in this strategic plan and
24 we're soliciting bids for is for someone to come in and
25 update that site. That was 12 years ago when those

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1 reports were issued and maybe everything's settled down
2 over there. There's no way we know as the owner, but I
3 think it's appropriate that we get some additional
4 consultation on just what the damage is and, moreover,
5 what it could be to the aquifer. There's a lot of issues
6 I know that city water has with running water alongside of
7 the -- the landfill.
8 The cost of remediation has not changed. It's
9 still about \$50 million.
10 **MR. MARQUEZ:** In blunt transparency, the last
11 time Fletcher and I looked at the data that came from the
12 scientists, it's a land fill with a lot of methane and
13 it's dangerous deep down in that thing, so I just wanted
14 to point it out publicly.
15 **CHAIRMAN McCUSKER:** Yeah, I think, you know,
16 there's an argument to be made. I'm not a, you know,
17 Brownfield expert by any means. You know, it has been 11
18 years since those reports were done. I know the city
19 monitors those wells. City water has to provide a report
20 to ADEQ, so there is some current data.
21 But I think our issue has been the liability
22 associated with the use of that property. If we turned it
23 into a park and put a bunch of ramadas and barbecues over
24 there and somebody gets sick, just take the checkbook out,
25 because we're 100 percent liable for that.

1 The cleanest way to make it safe is to dredge
2 it. And that's what we did at the Caterpillar site. You
3 dug it up, you put it in a dump truck and you take it to
4 Reales. We know what that project costs. The city is
5 working with us on trying to find funds. The idea is
6 looking at possible grants. The city is talking to
7 possible remediators, you know, so there might be
8 something in the next six months that creates some sort of
9 opportunity to remediate.

10 Then at some point, everyone's got to have a
11 plan. Nothing came out of the neighborhood association to
12 plan for that. It's still zoned R1 and, you know, it
13 could sit there for the rest of our lives unless everybody
14 comes together with a plan to remediate it and/or not, and
15 then how do you develop it.

16 **MR. MARQUEZ:** Yeah, \$50 million is your
17 starting point before you look for a return on investment
18 for a developer.

19 And if I remember correctly on the Caterpillar
20 remediation, that was the edge of the landfill, so we
21 didn't have to go as deep as the middle of -- the depth of
22 the middle of that landfill.

23 **CHAIRMAN McCUSKER:** Some of that was pretty
24 deep. They did go down 45 feet in some places. That was
25 25,000 dump truck loads of organic trash. And that was

1 ultimately the two-mile section from Country Club to
2 downtown is going to have some 100 new retail
3 establishments because of the work that we're doing with
4 our private sector partners.

5 We've seen some interest in the Park Place
6 Mall. We've seen no interest in the owners of the El Con
7 Mall, but Park Place has some new private partners that
8 are kind of looking at that mall the way Don Bourn looked
9 at the Foothills Mall, that its reinvention could include
10 residential, and that's very exciting to us. So I think
11 you might see something in the next year that changes the
12 under park sections of Park Place Mall and Rio Nuevo is
13 likely to participate in it.

14 Okay. Goals, we're -- we obviously haven't had
15 activity with the legislature. We have an election coming
16 up. I think we've proven our value.

17 Item number two, we continue to contract with
18 TPD.

19 Goal number three, we have a subcommittee, it's
20 not a subcommittee, a subgroup of people looking at
21 parking and parking development. That's not going to be
22 easy.

23 Housing, we have some interest in housing, but
24 we haven't been able to find a site. Rio Nuevo did enable
25 La Frontera's affordable development downtown by releasing

1 8 acres and we're looking at 30 acres, you know, so -- and
2 the cost, of course, has gone up. But Sundt has given us
3 a hard bid, and they would remediate that, dredge it, do
4 the same thing for something around a million bucks an
5 acre.

6 It doesn't seem to be anybody's priority. It's
7 really nothing we can do. The city has not taken any
8 responsibility for that. I know there's a lot of activist
9 interest in that property being developed. It is in fact
10 the birthplace of Tucson. You know, the city repatriated
11 part of their land back to the Tohono O'odham, so there is
12 maybe a cross-cultural conversation that could occur with
13 the Indian nations, with the city, with the state, with
14 the county, but, you know, so far there's been very little
15 activity toward any common ground.

16 The next one is the Sunshine Mile. Larsen
17 Baker set a huge bar for us there. It's a beautiful
18 project. We've seen some other developers stall out. I
19 think we're a couple years away from really seeing that
20 developed. Like anything that we do, it's not been easy.
21 The developers there will tell you that we basically gave
22 them a bunch of shacks and they had hazardous material,
23 they didn't have any plumbing or utilities, and they
24 weren't necessarily structurally sound, but we are
25 fulfilling our mission to save those properties. And

1 that lot, so we have enabled some affordable housing. We
2 actually haven't invested in any ourselves.

3 The TCC is just an extraordinary celebration
4 for all of us. We're pretty much done. There's -- as we
5 talked about in the financial section, there's not much
6 week do to the TCC.

7 The small business equity fund, we approved
8 \$250,000 for that. We have had a conversation with the
9 IDA to manage that, so Dre wants to get with us and
10 develop the criteria under which she would release those
11 proposals.

12 OB, we just had an update from them last week.
13 They have completed their surveys, their marketing reviews
14 and surveys, and like what they see. They are meeting in
15 a couple of weeks with their architects. They've talked
16 about maybe they would actually put self-contained parking
17 on that site, because we've had a lot of issues trying to
18 park them, that could raise that to its legal limits up in
19 the neighborhood OF 20 stories, so I would say the
20 optimistic view of the OB development is well north of
21 50-50 now.

22 Number eight, marketing, you know, the people
23 responsible for that at your request have done a lot of
24 work to develop a budget. You know, I would say we don't
25 necessarily have a plan. Most of it is things that we've

1 done historically and things that people have asked us to
2 do. Visit Tucson is doing their promotion beginning in
3 the fall. We've done no work that I'm aware of to create
4 a downtown calendar.

5 I talked about the malls. Slide through number
6 nine.

7 **MR. MARQUEZ:** We found out that Downtown Tucson
8 Partnership had a downtown calendar.

9 **CHAIRMAN McCUSKER:** Yeah, a lot of interest in
10 restaurants, a lot of new people coming to us, a lot of
11 out-of-state people coming to us, which I think validates
12 the opportunities we see in food, music and entertainment.

13 A Mountain we talked about. There's got to be
14 some detente created over there before anything happens.

15 Staffing, we continue to see above and beyond
16 the call from our two staff. We haven't really talked
17 about or thought about adding any staff.

18 Item 13, we do more now than we ever have.

19 Item 14, we are moving down the road to bring a
20 grocer to Plumer and Broadway. And we're doing a lot of
21 work with Gibsons. They're going to show us a plan for
22 that to expand and change the nature of that market.

23 So I don't know what kind of grade you would
24 give us. We just wanted to run through it.

25 Corky, I know you had some things you wanted to

1 is to think about -- and perhaps it's something we can
2 discuss in our study session, but I would love to see this
3 come back to a public hearing. And I'd love to see that
4 public hearing kind of bookend as an in-person meeting
5 similar to the one that we had to kick this off at the
6 beginning. It just seems like a lot more human to be able
7 to look people in the eye and have people come up to a mic
8 and say what they think.

9 I would love to get this moving. If it's -- if
10 the board would agree to it, I would love to get this
11 heavily advertised over the next month and then bring this
12 to a public hearing in front of the board in person at our
13 September meeting, if that's possible.

14 The first time I think anyone's said this, so
15 I'm more than happy to hear other input and comments from
16 other board members.

17 **MR. MARQUEZ:** Personally I appreciate and value
18 the document. I enjoyed going through it. I think
19 about -- the first thing that went through my mind besides
20 the breadth of it, which is great, is the fact that, I
21 think it was last audit, our auditor said arguably we're
22 the most successful TiF district in the country, which I
23 thought was fantastic, so we get a good passing grade so
24 far.

25 I do welcome -- probably some of you are going

1 talk about specifically, and we want to make sure we're
2 living up to the things we said we'd do.

3 **MR. POSTER:** Thank you, Fletcher.

4 Yeah, I first want to say -- I do this for a
5 living, right, and I first want to say I'm enormously
6 impressed with how inexpensive and efficient the
7 production of this document was, and yet, on the other
8 hand, it is a very comprehensive document that in a
9 nutshell really describes all the things that we said we
10 were hoping to do over the next 10, 12, 13 years. So I
11 want to commend everyone who was involved in that.

12 It started off with I thought an excellent
13 public meeting at the Tucson Convention Center where we
14 heard from a variety of people who gave us very good ideas
15 on how we might proceed. We had an interactive session, a
16 retreat we called it, in which we -- we really daylighted
17 a lot of the things that were rumbling around. We put it
18 in an order that made some sense and I'm extremely
19 optimistic about the ability to adopt this, move it
20 forward and then get to work on each and every one of
21 those individual project goals.

22 Having said that, I'm used to, and I think,
23 especially in this case, we need to continue a robust
24 community process and community input. My thought just
25 watching all of the goals that were listed on the screen

1 what. I do welcome a public hearing. I think it would be
2 very interesting. So besides their input, what happened
3 last time when we opened up to the public, there were a
4 lot of questions that we got to answer just simply on how
5 we do business, et cetera, and we were able to clear up
6 some things as well. So yeah, I welcome it.

7 **CHAIRMAN McCUSKER:** It's very hard to do that
8 during a regular meeting. I think when we did this, it
9 was actually a stand-alone agendized retreat. I always
10 envisioned that we would do that regularly. You know, I
11 may have thought maybe annually. This would be, you know,
12 eight months, you know, so it could be as an annual
13 meeting. We hold it in September, October and it would be
14 to look into calendar '25.

15 I know that the auditors -- the only citation
16 we got from the auditors was that we don't have a master
17 plan, so we can check that box. But to really live and
18 breathe it, you know, Corky's right. It should be
19 revisited and it should -- the public should be allowed to
20 comment.

21 So we do start the study session calendar in
22 September. That's designed to have a less formal meeting
23 every month and then a formal meeting every month. Maybe
24 one of those study sessions becomes the review of the
25 master plan, you know, our first study session since

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1 September, you know, so maybe we do that in October.
 2 But I agree with Corky. I'd like to see what
 3 people think. You know, I get my share of criticism, you
 4 know, when people bump into me in the Safeway and I get my
 5 share of praise when people bump into me at the Safeway,
 6 but we really don't know how this is resonating.
 7 You know, we could also invite our elected
 8 people to comment on how we're doing. And ultimately we
 9 report to the legislature, so I do have to submit an
 10 annual report to the legislature and show what we're doing
 11 and the projects.
 12 In the last two sessions, they've uninvited me
 13 to the hearing because they said, look, we have a lot of
 14 stuff we're dealing with, you're not one of them, so your
 15 written report is just fine. And, of course, we have an
 16 election coming up in November. And I think we want to go
 17 to the legislature regardless of what it looks like next
 18 session to talk about the economics of what we do and the
 19 importance of continuing to support us.
 20 So all that kind of makes sense in terms of a
 21 calendar that might ultimately lead to some, you know,
 22 legislative-gubernatorial interaction.
 23 **MR. MARQUEZ:** We also updated our reputation at
 24 the legislature. You know, gosh, years ago, I mean,
 25 they -- they did not like us. Then we brought them down

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1 on buses and we toured them through downtown so they could
 2 see the bricks and mortar and the development and they
 3 like us now, so that's --
 4 **CHAIRMAN McCUSKER:** I think you're going to
 5 see -- I think you'll likely see a big turnover. A lot of
 6 people have left. I think it would be appropriate to do
 7 that again, you know, and have an ask. You know, time is
 8 important to us. Time is also money. If we had more
 9 time, we could bond against that. We could also make the
 10 case for a different share of the appropriated dollars.
 11 You know, our data is really good. It's very
 12 powerful. And the kind of things we're doing culturally I
 13 think resonate with the Democrats, so, you know, I think
 14 we'd be in really good shape to try and do something.
 15 So, Corky, I'm all in on that. I think it's
 16 just a -- I think I would probably suggest sometime in
 17 October. Let's get our study session done, our September
 18 meeting done and do a public hearing in October.
 19 **MR. POSTER:** I like that idea. Six weeks seems
 20 like a good amount to be able to digest this, for the
 21 public to be able to digest it, to set out a plan about
 22 who gets notified and how they get notified, and then I
 23 would urge an in-person special meeting in mid-October to
 24 just really go through this in detail.
 25 **CHAIRMAN McCUSKER:** Yeah, I like all that.

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1 **MR. MARQUEZ:** With food.
 2 **CHAIRMAN McCUSKER:** Anybody object?
 3 **MS. COX:** I think it's a great idea.
 4 **MS. VILICANA:** I concur.
 5 **CHAIRMAN McCUSKER:** Okay. Last item I have is
 6 future agenda items. That's now the new last agenda item,
 7 so you have the opportunity to blurt out something you'd
 8 like us to entertain. And so far I'm 1,000 percent.
 9 We've had one request and one agenda item. So if anybody
 10 wants to see anything on the September agenda, you can
 11 tell us now or send a note to our attorneys. That's the
 12 easiest way to do it without getting in open meeting law
 13 trouble. We talked about this. That's clearly a future
 14 agenda.
 15 **MR. SHEAFE:** We're in public session, so if
 16 anybody from outside the board wants to, they can send it
 17 to Brandi as well.
 18 **CHAIRMAN McCUSKER:** Absolutely.
 19 **MR. MARQUEZ:** Okay. Good seeing you all.
 20 **CHAIRMAN McCUSKER:** I need a motion to adjourn.
 21 **MR. SHEAFE:** So moved.
 22 **MR. LEVIN:** Second.
 23 **CHAIRMAN McCUSKER:** That was Sheafe, that was
 24 Mike.
 25 Thank you, Tom.

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1 All in favor say aye.
 2 (Motion made, seconded and passed unanimously)
 3 (3:45 p.m.)
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