

RIO NUEVO MULTIPURPOSE FACILITIES BOARD MEETING

Tucson, Arizona
August 27, 2012
2:05 p.m.

REPORTED BY:

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CHAIRMAN McCUSKER: All right. We're going to call the meeting to order. You haven't heard from Alberto?

We will call the meeting to order. What time do you all have? 2:05 p.m.

This is the monthly meeting of the Rio Nuevo District Board.

Michele, if you'll call the role. Then we'll do the Pledge.

MS. BETTINI: Mark Irvin?

MR. IRVIN: Present.

MS. BETTINI: Chris Sheafe?

MR. SHEAFE: Present.

MS. BETTINI: Fletcher McCusker?

CHAIRMAN McCUSKER: Here.

MS. BETTINI: Jeff Hill?

MR. HILL: Here.

MS. BETTINI: Cody Ritchie?

MR. RITCHIE: Here.

MS. BETTINI: Jannie Cox?

MS. COX: Here.

CHAIRMAN McCUSKER: And Jannie's here by phone. And we're expecting Alberto momentarily. Let's do a quick Pledge of Allegiance.

(Pledge of Allegiance recited)

1 CHAIRMAN McCUSKER: Good job, Jannie. It's like
2 stereo.

3 Okay. The board meetings are now transcribed word
4 for word, so I don't believe we need any action on them.
5 Mark, is that correct?

6 MR. COLLINS: Correct.

7 CHAIRMAN McCUSKER: If someone ever, I guess, were
8 to have an issue with the transcripts, we could raise that
9 during this moment; but other than that, it's a lot easier
10 than having to edit minutes since we now have a
11 word-for-word transcription.

12 Jannie, while you're on the line, let's just take
13 a minute to talk about the calendar because I know you had
14 requested some dates. And some of those -- if everybody has
15 a calendar and can look quickly, we're going to try and set
16 the calendar for the rest of the year. So that would be
17 September, October, November, December meetings.

18 And the dates that Jannie had requested would be
19 September 27th -- that's the fourth Thursday in September.

20 Mark?

21 MR. IRVIN: That works for me.

22 CHAIRMAN McCUSKER: Okay. So 27th at 2 p.m. And
23 in October, the 25th is the same thing, the fourth Thursday.

24 MR. IRVIN: I will not be able to attend that one.
25 I'm in California.

1 CHAIRMAN McCUSKER: Okay. Are you gone the whole
2 week or can you move --

3 MR. IRVIN: I could move it. I'm out of town
4 on -- actually just that one -- the 25th and 26th. I'm back
5 late the 26th.

6 CHAIRMAN McCUSKER: All right.

7 MR. IRVIN: So if we did...

8 CHAIRMAN McCUSKER: The 24th or 23rd?

9 MR. IRVIN: 24th works fine.

10 CHAIRMAN McCUSKER: Jannie, in October are you
11 available the day before, Wednesday the 24th?

12 MS. COX: Yes, I am.

13 CHAIRMAN McCUSKER: Okay. Any objection? Hearing
14 none.

15 MR. RITCHIE: I do.

16 CHAIRMAN McCUSKER: Cody?

17 MR. RITCHIE: I'm coaching fourth and fifth grade
18 girls' basketball, and we practice after school. So I
19 don't -- I can always move it around. But Wednesday is our
20 practice day. But don't worry about me.

21 CHAIRMAN McCUSKER: How about Tuesday the 23rd?

22 MR. IRVIN: Tuesday the 23rd works for me.

23 CHAIRMAN McCUSKER: Jannie, that still good with
24 you?

25 MR. HILL: Yes, it is.

1 CHAIRMAN McCUSKER: Okay. Tuesday the 23rd,
2 2 p.m. unless we hear something conflict with Alberto.

3 And November is --

4 MR. RITCHIE: Fletcher, is there any chance we can
5 have these meetings at one?

6 CHAIRMAN McCUSKER: We can have them whenever we
7 want.

8 MR. RITCHIE: One's better.

9 CHAIRMAN McCUSKER: Do you want to do that?

10 MR. HILL: I just want to point out that we have a
11 tendency to use all the time until five anyway. We have a
12 lot of groups.

13 (Mr. Moore joined the proceedings)

14 MR. SHEAFE: Alberto, we were just setting some
15 times so you want to quickly get in on this.

16 SECRETARY MOORE: What do we want to set?

17 CHAIRMAN McCUSKER: We're setting the dates for
18 the rest of the year, so if you've got a calendar, grab it.

19 Unless there's some compelling need to move them
20 earlier, two o'clock seems to work for everybody.

21 MR. RITCHIE: Okay. Just, I have to -- I may have
22 to be here in my gym clothes.

23 CHAIRMAN McCUSKER: All right. Well, let's go for
24 that.

25 So, Albert, Thursday the 27th at two o'clock.

1 MR. SHEAFE: Of September.

2 CHAIRMAN McCUSKER: See if you have a conflict.

3 And Tuesday --

4 SECRETARY MOORE: What -- September what?

5 MR. IRVIN: September 27.

6 CHAIRMAN McCUSKER: September 27. That's the
7 fourth Thursday, 2 p.m. And on October -- the fourth
8 Tuesday, that's the 23rd at 2 p.m., works for everybody
9 else. And I'm assuming --

10 SECRETARY MOORE: On September again, give me that
11 date.

12 MR. IRVIN: 9/27.

13 CHAIRMAN McCUSKER: 27.

14 SECRETARY MOORE: 9/27.

15 CHAIRMAN McCUSKER: And November's always
16 challenging because of Thanksgiving. And Jannie had
17 requested November 15. That's my Providence board meeting
18 date, but I could go a day earlier.

19 MR. SHEAFE: 14th?

20 CHAIRMAN McCUSKER: November 14th.

21 Jannie, does that work for you?

22 MS. COX: Yes.

23 CHAIRMAN McCUSKER: That's a Wednesday. And
24 that's basketball day, though -- or softball.

25 What do you coach?

1 MR. RITCHIE: I'll be done. I coach fourth and
2 fifth grade basketball.

3 CHAIRMAN McCUSKER: Basketball.

4 MR. RITCHIE: I got drafted.

5 MS. COX: How about Friday?

6 CHAIRMAN McCUSKER: I'm busy. I could make a late
7 meeting, two o'clock.

8 MR. RITCHIE: I can do that Wednesday, Fletcher.
9 That's fine.

10 CHAIRMAN McCUSKER: Wednesday the 14th or
11 Friday --

12 MR. HILL: I'll be in Phoenix.

13 CHAIRMAN McCUSKER: Jeff cannot make the 14th.

14 MR. IRVIN: I can't make that entire week. I'm in
15 Alaska.

16 CHAIRMAN McCUSKER: Mark is gone the entire week.
17 The following week is Thanksgiving, right?

18 MS. COX: How about Tuesday the 20th?

19 MR. RITCHIE: That's fine.

20 CHAIRMAN McCUSKER: Works for me.

21 Good job, Jannie.

22 Why don't we just make her in charge of the
23 calendar?

24 December. Jannie had suggested December the 13th.

25 MR. IRVIN: Works for me.

1 MR. HILL: What day of the week is that?

2 CHAIRMAN McCUSKER: That's a Thursday. That's the
3 second Thursday in December.

4 So, Jannie, if you write these down:
5 September 27th at 2:00 p.m.; October 23rd at 2:00 p.m.;
6 November 20th at 2:00 p.m.; and December the 13th at
7 2:00 p.m.

8 MS. COX: I've got it. Perfect. Thank you very
9 much.

10 MR. SHEAFE: Each agenda will specify the
11 location, or will we generally --

12 CHAIRMAN McCUSKER: We have either this room or
13 the other room. And I guess, Michele, we don't really know
14 until right up before our meeting. So there's -- we're kind
15 of at the mercy of the schedule. It's either this room or
16 the one downstairs. The A/C seems to work better in this
17 one.

18 MS. BETTINI: I'll try to get this one all the
19 time.

20 CHAIRMAN McCUSKER: Okay.

21 And for those of you in the audience, we're going
22 to move to executive session. We have our legal business to
23 attend to. We have a couple of interviews. We don't expect
24 that to take but an hour. And then we will reconvene.

25 So I would need somebody to move --

1 MR. SHEAFE: I move we adjourn to the executive
2 session.

3 CHAIRMAN McCUSKER: Recess.

4 MR. SHEAFE: Oh, I move to recess to the executive
5 session.

6 MR. IRVIN: I'll second that.

7 CHAIRMAN McCUSKER: All in favor, say aye.

8 (The board voted and motion was passed)

9 CHAIRMAN McCUSKER: Thank you, see you all back in
10 an hour.

11 Jannie, we'll call you back.

12 MS. COX: Okay, thank you.

13 (Executive session off the record 2:12 p.m.)

14 (The board reconvenes at 3:04 p.m.)

15 CHAIRMAN McCUSKER: I make a motion to go back
16 into regular session.

17 SECRETARY MOORE: Second.

18 MR. SHEAFE: I move we reopen the session.

19 SECRETARY MOORE: Second.

20 CHAIRMAN McCUSKER: All in favor, say aye.

21 (The board voted and motion was passed)

22 CHAIRMAN McCUSKER: Thank you, everyone. I'm
23 sorry we were a little tardy. I hate doing that, especially
24 with people waiting. But part of what we were doing in
25 executive session today, of course, was interviewing for our

1 CFO candidates. So that took a little longer than we had
2 planned.

3 So I think we'll be able to catch up here. We're
4 in Item No. 5 on the agenda, if you have a copy of our
5 agenda. I think, Mark, we agreed to suspend the
6 administrative rules issue and deal with that later. That
7 will help us also catch up today.

8 Thank you everyone for coming. And just -- I'll
9 use half of my allocated ten minutes.

10 First of all, I wanted to express my gratitude to
11 a number of people who have expressed their support for and
12 rooting for the current Rio Nuevo board. We're seeing a
13 number of disparate forces actually coming together, I
14 think, to encourage us and help us, which is, from my
15 experience in this community, quite unusual. So we're
16 grateful for them and we appreciate that very much.

17 You'll notice on the agenda today a theme which I
18 think speaks to that. We've become some of the catalyst for
19 conversations around the West Side and the development of
20 the area west of the freeway up to the base of A-Mountain.
21 And I think that was initiated with our conversations two
22 meetings ago, and then with the presentation from the last
23 meeting from the Mission Gardens.

24 And just to repeat a little history here, those
25 projects are legacy Rio Nuevo projects. They were part of

1 the 1999 Proposition 400 proposal that we all voted on.
2 Those projects were also included in the 2008 bond
3 initiative passed right before the board was reconstituted
4 by the legislature.

5 We have taken the spirit of those propositions to
6 heart and, at the board level, are very interested in what
7 we can do to revitalize certainly the spirit of some of
8 those initial proposals. Clearly, the economics have
9 changed. And for whatever reasons that I can't tell you,
10 the Rio Nuevo abandoned those projects over the years.

11 It's our desire to resurrect them, particularly,
12 the south side of the development. If you're familiar with
13 the West Side, the new bridge is done. If you haven't gone
14 to the end of Cushing Street, I would encourage you to see
15 this spectacular structure which is going to cross the Santa
16 Cruz, which unfortunately, right now, has been nicknamed the
17 bridge to nowhere.

18 But I do believe we can be part of the catalyst to
19 change that. And what we're looking at does not require a
20 lot of structure, a lot of bricks and mortar commitment, but
21 could be a very unique approach to those lands and their
22 cultural richness. Those lands as you know, are
23 pre-Hohokam.

24 You're going to hear today from some
25 archaeologists that have been able to carbon date the corn

1 found in mortars on Tumamoc Hill to 400 BC. Father Kino
2 settled on the orchard and farmed right at the base of
3 A-Mountain.

4 So there's some irony to the fact that maybe we
5 didn't get buildings built over there and that we're now
6 talking about preserving the land. And there are a number
7 of interesting ways that we are looking at doing that. The
8 Mission Gardens is certainly one of those. The Rancho
9 Chuk-shon, which you'll hear today which is part of the
10 original NOA proposals, again, does not require a lot of
11 structure.

12 You know, we see the opportunity to use some of
13 our resources to develop access to those properties and
14 enjoy some of our cultural heritage, which for the most
15 part, we're pretty famous on ignoring. And it may be that
16 we have a chance to change our legacy in that regard.

17 Some of this circles back to our money, how we use
18 money, and what our authority is to spend money. And that
19 speaks specifically to the Notice to Proceed, which we
20 thought we had resolved with legislative counsel, only again
21 to find that the City of Tucson disagrees with us, which
22 puts the hotel project back on first base as the most
23 important and pressing agenda item for this board by law.

24 The convention center and the hotel are what we
25 are legislatively required to proceed on; and we're doing

1 that. We're engaged in a dialogue with a number of parties
2 about how we might be able to partner with someone to launch
3 a downtown hotel. "Partner" is the most important word in
4 that sentence.

5 It's clear to us now that even though we have a
6 better handle on our resources -- somewhere in the
7 neighborhood of \$15 million -- we're not the entity that's
8 going to build an arena or a hotel or much of anything.
9 However, we do believe that we can be a great partner to
10 other interests that might want to participate with us.

11 And in terms of the West Side and the reason I use
12 the word catalyst, we have found a number of prospective
13 partners who have approached us about involving themselves
14 with that property, including the University of Arizona, the
15 County, the Tohono O'odham, the City, and Rio Nuevo. It's
16 conceivable that between all five of us, we might be able to
17 develop something much treasured and utilized than we could
18 do with our own limited resources.

19 That still does not deal with the Notice to
20 Proceed issue. Councilman Kozachik suggested in an
21 editorial this last week that we have a contractual
22 obligation to these projects. Now, we certainly know we
23 believe we have a moral obligation to these projects. We're
24 not certain yet that that rises to the legal definition of a
25 contract.

1 The reason that's important is because the 2009
2 legislation provides that we can issue a Notice to Proceed
3 on a hotel or the convention center or that we can pay our,
4 quote, contractual obligations. And that's an interesting
5 angle on these legacy projects.

6 Our attorneys are researching that. We will talk
7 to the State's attorneys as well to see if the bond issuance
8 or anything else that we've done rise to the letter of the
9 law in terms of contractual commitments that could -- could
10 free us up to invest earlier in these West Side Projects.

11 We can't answer that question for you today, but
12 we hope to be able to answer it between now and the next
13 meeting. But I think -- and any of the other members can
14 interject here -- I think on behalf of all of us, we're very
15 committed to these legacy projects, the Mission Gardens, the
16 Rancho Chuk-shon, the Native American opportunities that
17 we've developed, to create some utilization of that
18 property. There could be parking there. There's certainly
19 going to be streetcar access to those properties. So we may
20 be able to be a player in some way in revitalizing the West
21 Side.

22 And that should cover for you kind of our whole
23 agenda. We're going to continue to work on a hotel launch.
24 We are working with the City on trying to identify the
25 issues at the Tucson Convention Center. I think we are

1 convinced that a new arena is not in our cards. We are
2 going to have to invest in that property.

3 The extent to which we are willing to invest is
4 tied up in our conversations with the City. That requires
5 some sort of global settlement regarding the lawsuits and
6 the claims and the responsibilities that each of us share
7 for these downtown projects. I'm optimistic in that regard
8 and hopefully by the next meeting, too, we can show you some
9 progress on that front.

10 We're ready to move on. Any comments from any of
11 the other board members?

12 Hearing none, Michele, will you give us a quick
13 update on the merchant education program?

14 And if you have an agenda, we're trying to be a
15 little better about A, getting these out earlier; but B,
16 also kind of giving you an idea of what it is we intend to
17 discuss, so hopefully you don't come here too surprised.

18 Michele, quick update on the merchant situation.

19 MS. BETTINI: Back on August 8th, we sent out a
20 letter to the Department of Revenue, Arizona Department of
21 Revenue.

22 SECRETARY MOORE: Excuse me, can you get closer to
23 the microphone?

24 MS. COX: Michele, could you get closer to the
25 phone, please?

1 MS. BETTINI: Is that better?

2 CHAIRMAN McCUSKER: Yeah.

3 MS. BETTINI: On September -- or excuse me --
4 August 8th, we sent a letter to the Department of Revenue --

5 MS. COX: I cannot hear, Michele.

6 CHAIRMAN McCUSKER: Bring the mic up here. And
7 turn that way so you don't scream at us.

8 MS. BETTINI: On August 8th, we sent a letter to
9 the Department of Revenue requesting an audit of all of the
10 TIF merchants. We had found at least ten merchants that are
11 not in compliance.

12 We've left quite a few messages for the Department
13 of Revenue trying to get input on what their procedures are
14 and when they can get back to us on that. Last we've heard,
15 they are doing meetings internally to try to figure out how
16 they can audit the whole system.

17 As far as continuing to educate the rest of the
18 merchants, I still drive around with my forms and go
19 business to business to make sure they are still filling out
20 their forms correctly.

21 We have finished identifying all of the addresses
22 and parcels in the TIF District, which we've offered to the
23 Arizona Department of Revenue, and still waiting to hear on
24 how we can go forward with having our own forms for the
25 whole TIF District.

1 CHAIRMAN McCUSKER: I think it should be noted
2 that anything they do, I expect, is voluntary. I don't
3 believe -- Mark, unless you know something that I don't --
4 they're not obligated to go backwards. You know, we have
5 some indication they might be willing to, but there's
6 certainly no audit obligations on their part.

7 MR. COLLINS: On the State's part?

8 CHAIRMAN McCUSKER: Correct.

9 MR. COLLINS: Yeah. I don't know of any legal
10 obligation. Although I certainly think that was the concept
11 from the outset of the District.

12 CHAIRMAN McCUSKER: Michele, thanks.

13 And she is doing a lot of hard work. I get email
14 every day she knocked on somebody's door.

15 MR. RITCHIE: Michele, are there some bigger
16 merchants? Some of the ones that you're talking about, are
17 we talking small merchants, big box?

18 MS. BETTINI: We're talking small merchants. But
19 I haven't found a big box yet.

20 CHAIRMAN McCUSKER: We believe the July
21 reconciliation was a big-box store, the \$2.2 million. That
22 came from a single merchant.

23 MR. RITCHIE: Okay.

24 CHAIRMAN McCUSKER: These are -- the ones that
25 we've identified since then tend to be small.

1 MR. RITCHIE: The good news is there's a lot more
2 stores going up. Wal-Mart's going to help that.

3 CHAIRMAN McCUSKER: And we're trying to get to
4 them early, right?

5 MS. BETTINI: Correct.

6 CHAIRMAN McCUSKER: So you can educate them about
7 how it works and the forms to fill out.

8 MS. BETTINI: Correct.

9 CHAIRMAN McCUSKER: Thank you.

10 All right. Item No. 8, the forensic audits,
11 Susan? Speaking of hard work and emails...

12 MS. VOS: Good afternoon.

13 CHAIRMAN McCUSKER: You might have to do the same
14 thing so that Jannie can hear.

15 MS. VOS: I'm just here to give you a quick update
16 on the West Side and the Depot projects.

17 West Side, I'm still working with the City. They
18 have been responding giving me additional information. Had
19 a staff person go down there and retrieve everything he
20 possibly could off the microfiche. There are still -- also
21 the City provided me with a flash drive with approximately
22 50 percent of the documentation. I haven't had a chance to
23 review that for completeness because I've been working on
24 the Depot project. That's my priority right now.

25 I believe that Sylvia will be working on providing

1 the rest of the West Side documents once I stop bothering
2 her requesting stuff for the Depot site. So I -- we
3 probably have approximately 60 percent of the documentation
4 to complete the West Side Project review.

5 On the Depot side, I've been working on that. As
6 I analyze the City's response, I've been requesting
7 additional documentation. Sylvia has been very responsive
8 trying to get me information as I request it. Before I left
9 the office today, I had a couple more emails from her that I
10 haven't looked at yet. But I believe I'm about 50 percent
11 done with analyzing the City's response and determining if
12 there will be any change to my report.

13 And that's where we're at.

14 CHAIRMAN McCUSKER: Questions for Susan?

15 Jannie, did you get all of that?

16 MS. COX: I got it only part of it. It was very
17 faint.

18 CHAIRMAN McCUSKER: We're basically 50 percent
19 completed in both audits in terms of data collection.

20 MS. COX: Okay. So the City is not or cannot do
21 it any faster?

22 CHAIRMAN McCUSKER: Some of both.

23 MS. COX: Okay.

24 MR. IRVIN: Any estimated time of completion,
25 Susan?

1 MS. VOS: Depot, I hope to have done within
2 probably another week or so depending on how responsive
3 Sylvia is to my requests. That's really what's holding me
4 up, is just waiting for information to come in.

5 Once I get Depot done, then I'll go straight to
6 the West Side. From what I've seen on the West Side, I
7 probably have close to 4,000 documents that I have received.
8 And that's only about 50 to 60 percent. So that one could
9 take substantially longer once I get everything. But I
10 won't wait to get everything. Once I get done with Depot,
11 then I'll start working on the West Side and see what I
12 have. Okay.

13 MR. IRVIN: Thank you.

14 MS. VOS: Thank you.

15 CHAIRMAN McCUSKER: Okay. We have guests for the
16 next two items.

17 Rancho Chuk-Shon. I think, Josefina?

18 MR. SHEAFE: KVOI?

19 CHAIRMAN McCUSKER: Oh, that's me. I should talk
20 about that. In the category of "What are you thinking?" --
21 I think we have some copies out there for the public -- KVOI
22 has offered to put on a weekly hourly talk show all about
23 Rio Nuevo.

24 And it would be hosted by John C. Scott. It would
25 be advertising-free, but they would invite us and others to

1 discuss whatever we want to discuss, have callers, guests,
2 etc. It's a unique way, maybe, that we could help control
3 our message as opposed to reacting to it. The fees would
4 only be \$450 a week which is basically the air time for --
5 of the show.

6 I'm certainly interested in doing it. I think a
7 number of other people would be as well. It seems like an
8 interesting way maybe for us to take advantage of some air
9 time.

10 Mark?

11 MR. IRVIN: I'm completely for it. You know, I
12 think part of the legislator's legislation is that we're
13 supposed to have a public outreach and information and
14 speakers, bureaus, and that kind of stuff. That is a great
15 way to have a huge audience. And I think once it gets up
16 and going, you know, it could probably lead to good press as
17 well.

18 MR. SHEAFE: Can we make a motion on this or...

19 CHAIRMAN McCUSKER: Sure. Yeah, because we're
20 spending money.

21 MR. SHEAFE: I move, Mr. Chairman, that we adopt
22 the KVOI proposal to the length to be determined by the
23 chair.

24 MR. IRVIN: I'll second that.

25 CHAIRMAN McCUSKER: Are you tracking this?

1 Okay. We have a motion and second to approve
2 their proposal which will authorize me to spend \$450 a week
3 on a new Rio Nuevo radio program.

4 All in favor, say aye.

5 (The board voted and motion was passed)

6 CHAIRMAN McCUSKER: Thank you.

7 SECRETARY MOORE: I'd like to say something.

8 CHAIRMAN McCUSKER: Albert.

9 SECRETARY MOORE: Yeah. The only thing I would
10 say is that I'd like to -- let's try it for like 90 days to
11 see what kind of -- or maybe it's 90 days maybe it's 60 --
12 to get a real feel if it's a worthwhile program and that
13 we're getting an audience that's really paying attention to
14 the issues that we're concerned with. I just hate to get on
15 the air and just -- you know, if it's not --

16 CHAIRMAN McCUSKER: -- productive.

17 SECRETARY MOORE: Fulfilling and productive;
18 there's no point in it.

19 CHAIRMAN McCUSKER: Duly noted.

20 SECRETARY MOORE: So that's the only --

21 MS. COX: If I could interject. I really agree
22 with Alberto. I'm thinking it's a great opportunity. But
23 unless we have the people who have the answers available
24 every time that show airs, then we could be -- I mean, it
25 could be more of a problem than it's worth.

1 SECRETARY MOORE: Right.

2 MS. COX: And we just need to make sure that we're
3 committed to having someone there every single time who has
4 the answers to the questions that will be called in.

5 MR. RITCHIE: Fletcher?

6 CHAIRMAN McCUSKER: Yes.

7 MR. RITCHIE: I hate to go against the rest of the
8 board. I'm going to vote no. And the reason why I'm voting
9 no is I feel like if all of us up here can volunteer our
10 time, certainly the radio station can the volunteer their
11 time too. So that's just my reason for it.

12 CHAIRMAN McCUSKER: So I hear one dissenting vote.
13 Motion passes.

14 MR. SHEAFE: Correct that. I don't think that was
15 a dissenting vote. What it was, was a dissenting
16 expenditure. I don't think -- Cody, you're weren't
17 objecting --

18 MR. RITCHIE: I vote for --

19 MR. SHEAFE: -- to the idea. You were objecting
20 to the expense.

21 MR. RITCHIE: To the expense, yes. That's a good
22 way of putting it.

23 CHAIRMAN McCUSKER: I think the motion was to
24 spend the money, the second was to spend the money. I
25 believe we actually voted. So Cody, duly noted.

1 MR. SHEAFE: The motion passed. However, it may
2 be a good idea to have a second motion, then. And the
3 motion would be that we have a time limit on the expenditure
4 of 90 days and then a reassessment.

5 CHAIRMAN McCUSKER: Are you moving that?

6 MR. SHEAFE: And I'll make that motion.

7 SECRETARY MOORE: I'll second it.

8 CHAIRMAN McCUSKER: The motion was to review this
9 in 90 days.

10 All in favor, say aye.

11 (The board voted and motion was passed)

12 CHAIRMAN McCUSKER: So we'll do it for three
13 months.

14 Cody, we'll revisit it.

15 And I'll press the station, maybe, for some
16 portion of that maybe to be donated back. I didn't want to
17 go to the sponsor route, because I think that creates
18 controversies.

19 MR. RITCHIE: No, I totally understand.

20 CHAIRMAN McCUSKER: Okay. Rancho Chuk-Shon.
21 Josefina? Are you comfortable coming all the way up and
22 speaking backwards?

23 MR. SHEAFE: Josefina, you know, a lot of
24 people -- well, a lot, we don't have a huge crowd here. But
25 in Rio Nuevo these terms get thrown around -- Carrillo

1 House, Mission Gardens -- would you just take two minutes
2 and explain what Rancho Chuk-Shon is so that people
3 understand just the venue that you're talking about. I find
4 that when I'm talking to people, they quite often are
5 confused as to which project is which.

6 ATTENDEE: Okay. We have prepared that for you.
7 We have a page to hand out. And we could also describe the
8 area of Rancho Chuk-Shon. It's -- it would be from Mission
9 Gardens, which is on Mission Lane, Mission Road -- Rancho
10 Chuk-Shon would be east of mission -- the Mission Gardens
11 and south of the Mission Gardens. So it'd be Mission Lane,
12 Mission Road, 22nd, and Star Pass. The original --

13 MR. SHEAFE: It runs from where Mission Gardens
14 is -- which is physically there, so you can see it -- all
15 the way down to 22nd. And the west boundary of it is
16 Mission Road. And the east boundary of it is not quite over
17 to the Santa Cruz.

18 ATTENDEE: Right. There's the River Park there.

19 MR. SHEAFE: And right now it is vacant land.

20 ATTENDEE: Vacant land? It's the landfill. And
21 you have a map here that I thank, because I've been asking
22 that we have a map to show the area.

23 Josefina Cardenas, a resident from Barrio Kroeger
24 Lane and lifelong native Tucsonan.

25 Chairman Austin Nunez from San Xavier had

1 intentions of being here. But at the last minute, something
2 came out in his district, so he has emailed you a response
3 and is asking -- for hopefully we can come back again and
4 report our progress because there's been a lot of community
5 input and interest of being part of Rancho Chuk-Shon. So
6 we're asking for -- to come in and report on our -- on our
7 progress.

8 And we also invited Anthony Mejia because this
9 project is very significant to our youth, our youth now and
10 coming generations. So this is what we have for you today.

11 The Rio Nuevo master plan states: It is important
12 to see the big picture with regards to the revitalizing
13 downtown, reconnecting the City, and creating a future for
14 Tucson that also reflects its past.

15 In 1999, voters elected to support the vision of a
16 revitalized downtown. The voters were promised many
17 wonderful opportunities, including Rancho Chuk-Shon. In
18 keeping with this vision, the resulting Rio Nuevo master
19 plan, and the promise made to voters, we are redeveloping
20 the Rancho Chuk-Shon building program to represent key
21 development components born of rich cultural past.

22 Working with San Xavier District of the Tohono
23 O'odham Nation, we have quietly struggled against political
24 gamesmanship to hold onto and eventually realize the dream
25 of restoring Tucson's birthplace to a place of hope and

1 opportunity and a bright and exciting future.

2 The property upon which Rancho Chuk-Shon is to be
3 built is the the birthplace of Tucson. For years, that
4 revered land became the site of our refuse. Despite this,
5 many of us had the dreams for the dump.

6 ATTENDEE: I'm Anthony Mejia. I'm a native of
7 Tucson.

8 The current plan is to convert the current
9 foundation to a more flexible not-for-profit entity. The
10 organization will represent the appropriate parties
11 responsible for overseeing, administering, and facilitating
12 the entire project.

13 We will raise the appropriate seed moneys to do a
14 feasibility study, a business plan, and a concept
15 development plan for the project. The project includes a
16 lienzo, retail shops, and a banquet hall around a space for
17 cultural activities. We will focus on developing
18 enterprises that bring jobs to the area.

19 The lienzo, which is a charro arena, will be the
20 focal point as it is supported by the already organically
21 occurring enterprises of the neighbors in the area. The one
22 common element found in our rich and diverse western culture
23 is the horse. We celebrate that commonality in this
24 project. We believe it will be in frequent use by the
25 community for personal entertainment and revenue-generating

1 corporate projects.

2 It is our hope that the Rio Nuevo board, the City
3 of Tucson, and possibility other members of the community
4 will help provide a grant in order for the not-for-profit to
5 do the study.

6 As required by the master plan, we are engaging in
7 the economic and financial screening process, cementing
8 neighborhood support, as well as public and political
9 support. That process will also be applied to all the
10 projects outlined in the Rancho Chuk-Shon plan.

11 All of our projects that seek or require funding
12 related to TIF allocations will be subject to the process
13 that evaluates the economic and financial feasibility and
14 subject to capitalization and development hurdles of
15 varying magnitude.

16 In 1997, many of us have worked for the
17 realization of the promise of Rio Nuevo. With the support
18 of the City and the Rio Nuevo board, this dream for the dump
19 can come true. And together we can keep the promise made to
20 voters so many years ago.

21 As a result of the overwhelming interest in the
22 community, including the business community, we respectfully
23 ask for an opportunity to come back to you in one month's
24 time with a comprehensive list of business and community
25 partners, as well as a completed plan.

1 CHAIRMAN McCUSKER: Thank you. It's very exciting
2 to just observe and watch. I don't know if you've all
3 walked those lands. There are very few things that could be
4 done on it that don't require a lot of infrastructure. This
5 is one of them.

6 The lienzo, if you've ever seen a Mexican
7 bullfighting ring, is basically a round circular arena that
8 seats 1500 or 2,000 people that I believe would be very
9 inexpensive to construct but very topical and typical of
10 what you see in many of these areas.

11 There's a successful one in Phoenix that many of
12 us have been to. They attract rodeos and powwows and other
13 cultural events. The interesting thing to me -- that one is
14 very western, very touristy. This is very authentic, very
15 Native American, cultural, I think more distinguished, and
16 of course, tied in with these other archaeological
17 opportunities.

18 You know, it strikes me as something that would be
19 a great investment for Tucson, and I'd like to find a way to
20 help you get to the next phase.

21 MR. RITCHIE: Josefina, would you guys envision
22 having rodeos there?

23 ATTENDEE: It would be multicultural. At first it
24 would be, where we have it, it would be the powwows because
25 the powwow, it would bring the significance of the area and

1 with -- also with the -- it would offer for the vaquero, the
2 cowboy, the charro, as well as the buffalo soldiers. So it
3 would be including all equestrian activities.

4 MR. RITCHIE: Could you see a situation where you
5 would invite native tribes from around the western part of
6 the United States? Because our mission is to bring people
7 to Tucson, to the downtown area.

8 ATTENDEE: Yes. It would be multicultural and
9 diverse and welcoming.

10 CHAIRMAN McCUSKER: We had an exciting
11 conversation with the chairman of the San Xavier District
12 from the Tohono O'odham. They're very interested in this
13 project, I think conceivably could help fund that project.
14 Of course, it ties all the way to the mission in terms of
15 opportunities to create some develop on that -- on that West
16 Side. So I'm not exactly sure how we go from here.

17 Mark, I think -- I do think we have some sort of
18 small discretionary amount of money.

19 MR. SHEAFE: Again, the question, whether they'll
20 come and -- can they come back in a month and put a
21 comprehensive concept in front of us so at least we know
22 what we're discussing.

23 CHAIRMAN McCUSKER: And I -- you don't need
24 anything between now and next month to take that to the next
25 step? Because part of what I read is that you were asking

1 for a grant or some funds. That was my response, but . . .

2 ATTENDEE: Yes, we need as much help as possible.

3 CHAIRMAN McCUSKER: So there may be some -- I
4 don't know -- architectural work, Chris, or planning,
5 or . . .

6 MR. SHEAFE: Well, are you asking for that, or are
7 you asking to come back in a month and present?

8 ATTENDEE: We're asking for both.

9 MR. SHEAFE: All right. And how much are you
10 asking for?

11 SECRETARY MOORE: Mr. Chairman?

12 CHAIRMAN McCUSKER: Alberto.

13 SECRETARY MOORE: My feeling is that -- my
14 understanding is that they were going to come back in a
15 month with kind of an overall plan -- general, with a small
16 budget that would include the different aspects of what they
17 have to do. And -- but I think what they're looking at is
18 knowing that we're interested in pursuing this concept and
19 helping them work along with it and putting the appropriate
20 input and support needed as this project comes forward.

21 CHAIRMAN McCUSKER: And do we have any
22 discretionary money?

23 MR. COLLINS: You do have a limited discretionary
24 amount that you could spend without -- in my opinion --
25 causing any problems with the existing statutes.

1 But I would have to suggest that the way to
2 proceed here is for these folks to come back and make a
3 presentation. At that point in time, the board can
4 consider -- see what they really have in specifics. And
5 then, to the extent that you have discretionary income -- or
6 discretionary funds, you may choose to do that.

7 CHAIRMAN McCUSKER: What is that? Is that capped?
8 Is that --

9 MR. COLLINS: Yeah. It's capped at \$50,000.

10 CHAIRMAN McCUSKER: \$50,000.

11 MR. SHEAFE: Just to kind of speak and having had
12 the experience that I had for the 8 years that we worked on
13 Rio Nuevo, I want to be very encouraging. But I also want
14 to make sure that we establish some ground rules because
15 it's funny how a lot of money disappears and nothing seems
16 to get done other than another report.

17 And I'm very sensitive to that as one board
18 member. So when somebody says, well, I'd like some money
19 and we'd like to come up with some ideas, I say, well,
20 that's a little bit too loose for me. There should be
21 enough energy and thought process -- and by the way, a
22 tremendous history and a lot of money that's already spent
23 on this -- that it shouldn't be too difficult to summarize
24 that into a comprehensive plan.

25 And let's also include in that who are the

1 supporters of it that it's going to keep the thing going if
2 Rio Nuevo steps in and provides some seed so that it doesn't
3 just end up being the end -- the fall off the bridge. Okay,
4 we've gotten this far, now all of the sudden everything's
5 stopped.

6 And that's essentially what's happened up to now.
7 I'm not trying to be critical. I'm just saying from a
8 practical standpoint, this whole project has repeatedly
9 spent oodles of money contemplating, frankly, its navel
10 without getting anything done. And I think when you come
11 back to this board, speaking for this board member only, I'm
12 going to be very, very firm in saying, before I vote for
13 something that's financial, as much as I support it
14 culturally, I want to know that it's going to bring concrete
15 results and there's actually going to be an improvement that
16 the citizens of this community can rely on and enjoy and we
17 get to the end result, which is creating an environment that
18 brings more people downtown and enhances the cultural
19 experience that you're trying to emphasize.

20 End of speech.

21 CHAIRMAN McCUSKER: And don't forget, the City has
22 to agree with everything we do too. But thank you.

23 Any other questions for -- thank you very much.

24 MS. COX: I would just like to say that I agree
25 with everything that Chris has said. It appears like

1 there's a lot of support for the project, as much as we know
2 about it. And if those players could come together and put
3 something solid on paper that -- so that we know what the
4 end result needs to be after we make an investment, then I
5 think it would be a great thing for us to consider.

6 CHAIRMAN McCUSKER: Thank you.

7 ATTENDEE: If I may, we do have a business model
8 that we're looking into that actually in Phoenix actually
9 works with a profit. So we're trying to get the right
10 people together. And like I said, in a month's time, we
11 should have all that for you.

12 CHAIRMAN McCUSKER: We'll put you on the agenda
13 for the next month.

14 MR. SHEAFE: Can you do all that in one month? I
15 mean, is that a fair request of you?

16 ATTENDEE: I think we can. We have a lot of
17 supporters out there that are really going to help us out.
18 Thank you.

19 CHAIRMAN McCUSKER: Coincidentally, a few weeks
20 ago, I toured Tumamoc Hill with Dean Ruiz, who's here today.
21 I saw him perk up in the back we he heard we might have
22 \$50,000. I probably should have said that after he made the
23 presentation.

24 But there's an interesting opportunity, as you
25 talk about these flat lands, to look to adjacent properties

1 that are owned by the University, the County, and the City,
2 and their archaeology and the significance of that, if you
3 really begin to invest in something cultural on the West
4 Side.

5 So we asked Joaquin to come and update us today on
6 Tumamoc and what you're thinking about the Hill and how we
7 might be able to help you. But don't ask for any money.

8 ATTENDEE: So thank you very much, Mr. Chairman,
9 and members of the board. I'm going to come over here. We
10 have a PowerPoint presentation, because as a educator, I
11 can't do without that. And I'd like to introduce Michael
12 Rosenzweig, who's a director of the Hill. And after I'm
13 finished with this, he can ask -- he can answer specific
14 questions that you may all have about Tumamoc Hill.

15 But I really appreciate the opportunity of coming
16 here today because what you're doing and what we at the
17 College of Science have been trying to do now for a few
18 years is use the stuff that we have in Southern Arizona that
19 makes us unique, be part of our economic development through
20 creating a sense of place of who we really are.

21 And you have been saying a fair amount about our
22 culture, which is extraordinary. And the other thing that
23 we have in Southern Arizona, which is also as extraordinary,
24 is the biodiversity in our natural surroundings. The
25 biodiversity that we have in our natural surroundings is

1 given to us by our geography and by our topography.

2 We have unconnected mountain ranges which are
3 called sky islands. Each one of these mountain ranges has
4 evolved differently through time. And just to give you a
5 sense of the biodiversity that we have, in Mt. Lemmon we
6 have 4,000 species of flowers. East of the Mississippi,
7 there are 5,000. So the biodiversity of Southern Arizona is
8 unparalleled in the United States.

9 Secondly, the other part of this biodiversity that
10 we have is given by the geography. So we have fauna that
11 comes to us from the Sierra Norte in Mexico, and this is
12 about as north as they get. And we have stuff that comes
13 from Canada, and this is about as far as it gets south. And
14 of course, the birders have known that forever.

15 So there's a fair amount that we can do with our
16 surroundings that I think creates opportunities for what we
17 know as geo-tourism. In the case of geo-tourism -- which is
18 I guess the next one, is -- it's basically building on a
19 destination's character, sense of place, emphasizes why
20 we're distinct, it's locality and benefits to residents as
21 well as visitors, alike.

22 So geo-tourism can do things for us. It can bring
23 tourists, but I think if we actually really understand the
24 uniqueness of the place that we live in and get a better
25 sense of place, that will allow us to also build an

1 industry.

2 So as an example of that, if Ventana Medical is
3 trying to bring somebody from Switzerland and that person
4 from Switzerland thinks they're coming to the end of the
5 world, I think basically giving them a primer of what an
6 extraordinary place they're coming to will make these people
7 way more interested in coming here.

8 In addition to the biodiversity that has given --
9 has been given to us by nature, we have other incredible
10 assets that have been made by mankind. So we have the
11 Biosphere, which was just named by Time Life Magazine as one
12 of the 50 wonders -- manmade wonders of the world. If you
13 go anywhere around the world, besides the Grand Canyon, the
14 Biosphere is the second thing that Arizona's known for. So
15 it's an opportunity to use that again to bring tourists
16 here.

17 The SkyCenter, which is on top of Mt. Lemmon, has
18 the largest telescope, I think, in the U.S., with an
19 eyepiece. You can go and look at telescopes and see stuff
20 through a screen, which is actually quite boring, but you
21 can actually go up and there, and there are programs at
22 SkyCenter that allow you to be an astronomer for the night.
23 Or you can go with groups and see a variety of things. And
24 there's a two-meter telescope with an eyepiece.

25 Another important thing about -- about all -- and

1 of course, we have the Desert Museum, which is
2 extraordinary. We have the Kartchner Caverns, which are
3 extraordinary.

4 So we have a variety of things that we think we
5 can all put all together. So that if somebody comes from
6 Phoenix to the Biosphere, as an example, and then drives
7 back; instead of doing that, they could stay a couple of
8 extra days, looking at the rest of the stuff that we have.

9 And in the summer, we fill our -- we could fill
10 our community with people from Europe, who like to come to
11 the Southwest. And we think we have more than most to
12 attract these sorts of individuals.

13 So if you go back for a second, the key in all of
14 this, I think in fact, is Tumamoc Hill. And Tumamoc Hill --
15 which I think all of you know where it is -- is an
16 extraordinary gem in Tucson that very few people know really
17 what it's all about. It is in the middle of our City.
18 About a thousand walkers move up and down the hill every day
19 on the weekends.

20 And it's where modern ecology was invented in a
21 partnership between the Carnegie Institution and our Chamber
22 of Commerce about a hundred years ago with a budget of ten
23 thousand bucks. And the only reason I know that well is
24 because Michael Rosenzweig told me that this budget is the
25 same as it had been a hundred years ago. And he's been

1 complaining about that.

2 The second thing that you have at Tumamoc Hill, in
3 addition to where modern ecology was invented, where the
4 first restoration in the world was done, and that's
5 basically more or less putting a fence around Tumamoc Hill
6 to see what would happen if you -- if animals and people
7 start ruining the place.

8 And all you need to do today is if you drive up
9 the Tumamoc Hill, you compare Tumamoc Hill's scenery to that
10 of A-Mountain. And A-Mountain looks like a bomb hit it. So
11 the beauty of the -- of the desert as it is and as it was is
12 preserved in Tumamoc Hill.

13 On the top of Tumamoc Hill is the oldest public
14 architecture in the Southwest, about 3,000 years old. These
15 are now of course ruins. But that's where -- in some ways,
16 that's where Tucson really began, much before Father Kino.
17 And those ruins are still there for us to show.

18 We have had conversations with Chuck Huckelberry
19 -- because Chuck Huckelberry, I think, agrees with our ideas
20 of geo-tourism. And we've tried to make -- to come up with
21 a plan to make Tumamoc Hill sort of the center destination
22 of this geo-tourism.

23 And what does that mean? Well, what that means is
24 really making Tumamoc Hill a place that is open to the
25 community, that is open to the tourists in a way that it's

1 more than just what the walkers do now, which is go up and
2 down to do exercise; but it's where people can get educated
3 about our cultures and about our strengths in the natural
4 history and sciences.

5 So this is just a map of Tumamoc Hill. Another
6 interesting thing about Tumamoc Hill is that everybody has
7 their finger on it. So the purple stuff is what's owned by
8 the University of Arizona. The green stuff is owned by the
9 City. And the brown stuff is owned by the County -- well,
10 or the other way around, sorry. The green is owned by Pima
11 County, and the brown is owned by the City. But the point
12 is that both the City, the County, and the U of A have
13 interest in Tumamoc Hill and are making it accessible but
14 important for our community.

15 What we're thinking about doing there is -- let's
16 see if you go to the next one -- you know, we want to
17 renovate it and make it a regional center with improved
18 accessibility and enhanced cultural awareness. But what
19 we're thinking of doing is creating a visitors center
20 somewhere at the base of Tumamoc Hill that -- to make it
21 sort of simple in everybody's imagination, sort of like a
22 Tohono Chul kind of thing so that people can go there, can
23 get educated about the ecology.

24 We're also thinking of perhaps creating an entity
25 there where Native Americans can go and celebrate their

1 culture. That would be in another part of the base of the
2 hill.

3 At the top of the hill, we were -- we're thinking
4 of creating an experience for people to come and see this
5 public architecture that's 3,000 years old. And as you walk
6 up and down, also try to understand the kind of place that
7 we live in today.

8 That's a lot of money to do all that. And we,
9 right now, have a proposal -- which I think all of you
10 have -- which is a proposal that we gave Chuck Huckelberry
11 to be added to his bond issue which would allow us then to
12 construct the things that we want to construct around
13 Tumamoc Hill.

14 I was very pleased when Fletcher came and visited
15 because then the hill -- because he pointed out to me what
16 you folks are trying do in the gardens. And I think -- I'm
17 not going to ask you for the \$50,000 now -- but I think -- I
18 think that the key thing is to be aware what we're all doing
19 because I think we really need to be smart about how we
20 connect all those parts together.

21 I recognize that this is not Rio Nuevo; I
22 recognize that it's not -- that we're working with Pima
23 County to try to get the funds to do what we want to do
24 there; but on the other hand, I think that we need to have
25 conversations so that all of this really gets put together

1 in a way that will -- that will enhance all of our
2 community.

3 Thanks very much.

4 MR. SHEAFE: Can I ask a question?

5 ATTENDEE: Please ask many.

6 CHAIRMAN McCUSKER: Can you go back to the map of
7 the -- the multicolored map?

8 The green shaded area just off the tip -- back
9 one -- that's Rio Nuevo. Right along the river is the parts
10 that we were just talking about in terms of the Mission
11 Gardens and Rancho Chuk-Shon. So you can see it's actually
12 adjacent to the City-owned property that includes Sentinel
13 Peak, A-Mountain, and then Tumamoc is west of that.

14 MR. SHEAFE: Tumamoc sits right in the purple.

15 CHAIRMAN McCUSKER: Right. The summit of it. You
16 can see the summit and the trail up, Chris, follows the --
17 it's all in purple-owned --

18 MR. SHEAFE: When you went there, did you -- is
19 that how you approached, from the north and came south?

20 CHAIRMAN McCUSKER: I approached it from the north
21 and came up the road south.

22 ATTENDEE: There's a road right between Tumamoc
23 Hill and St. Mary's, and it goes up the hill. That's where
24 all the walkers go.

25 ATTENDEE: I need to correct that; it's just the

1 purple. The national historical landmark contains all the
2 green, as well as that patch of blue, that dark brown, that
3 belongs to the City. That's all part of the natural
4 historical landmark. It's all part of the historic
5 scientific reservation that the City helped the Carnegie
6 Institution to declare in 1903 and to establish in 1905.

7 It's all full of research. It is all part of the
8 United States Archaeological District of Tumamoc Hill. Even
9 though ownership is divided, the property is of a piece. It
10 really is.

11 MR. SHEAFE: Is there an opportunity for a federal
12 grant here?

13 ATTENDEE: We have a small federal grant now
14 that's helping us -- a very, very small one that's helping
15 us to digitize the hundred year's worth of data that we've
16 been collecting there. And there are opportunities for
17 more, absolutely. We're pursuing those.

18 We are pursuing the dream of having a garden in
19 the northern part near the old Sykes House, which is also of
20 historic interest although it's not in the national historic
21 landmark. And I'm having my third meeting with the
22 landscape architects at the university to begin working on
23 that.

24 And actually to begin working on that, we won't
25 need a grant of very much money. We've been doing this very

1 inexpensively. There are things we can't do inexpensively,
2 and we let people know when that happens.

3 But there are many things that we have been doing.
4 We've been having lecture series. We've been bringing
5 students out for a series of classes from TUSD. And we had
6 a marvelous expression of what it is to be a Tucsonan, what
7 it is to be a resident and citizen of Arizona in celebration
8 of Arizona's centennial for a couple of weekends when we
9 brought people up and showed them all the research that's
10 going on.

11 One of the problems you've got here is all of the
12 hats that we wear and we're learning how to juggle them and
13 make sure that they don't get involved and in trouble with
14 each other. Our place is supposed to look like native,
15 pristine Sonoran Desert, but it's not. It's restored
16 Sonoran Desert. It took 30 years to make that place look
17 like it does now. And it taking continual work to keep it
18 that way.

19 What does that mean? It means, we researchers, we
20 kind of do what we want to be able to do at other places.
21 We have to seem to disappear into the landscape. And so we
22 brought people up to show them what was going on, where it
23 was going on. It was -- it was just a marvelous experience.

24 CHAIRMAN McCUSKER: What got me intrigued about
25 the conversation -- the tri-party conversation, the

1 University of Arizona, County, Rio Nuevo -- is the County
2 may be in position to fund some development here,
3 particularly a visitors center. A visitors center was in
4 the original Rio Nuevo plans as well, however, on the flat
5 land adjacent to that which is still vacant property.

6 So there may be a way that we could all
7 participate in a development that could become almost a
8 national park or some sort of archaeological adventure that
9 would include Tumamoc, Rancho Chuk-Shon, and Mission
10 Gardens, a step away from the street.

11 MR. SHEAFE: What is our role? Because, you know,
12 this is a great idea, and I've heard about it for a long
13 time. I happen to be a member of the bond committee, so I'm
14 quite aware of that side of it. But I don't know what role
15 we have other than to be complimentary in the things we do
16 since it's outside the District.

17 CHAIRMAN McCUSKER: Well, one of the things -- go
18 back to the map -- one of the things I think that we all
19 need to discuss, you don't want 10,000 people stomping
20 around on that hill. You want to control access to that,
21 some sort of bus or tram system like we have in Sabino.

22 So A, people are going to need to park some place.
23 And that might be where we could complete our plaza parking
24 and make that part of the complex that would visit all of
25 these archaeological sites. It may be that the visitors

1 center makes more sense on our property, on the Rio Nuevo
2 property, and you maintain the pristine nature of the hill.

3 So you know, I think the point was to begin to
4 coordinate these conversations and the funding opportunities
5 that might come together, of course, if we were to
6 participate in some development that included Tumamoc.

7 ATTENDEE: Right. One of the things that is very
8 different right now than ten years ago is that we are more
9 than interested in opening this treasure to our community.
10 We should have done it before. But the challenge has always
11 been -- and Fletcher said it and Michael said it, is that
12 the archaeologists are just horrified about opening it up
13 because there's already vandalism. And the ecologists are
14 horrified the somebody's going to go and mess around with
15 plots that they've been studying for a hundred years.

16 So the challenge is going to be access to this in
17 a way that is controlled, in a way that is effective, but we
18 have to do that. I mean to me, we have to do that. I don't
19 think that an answer is to shut it down the way it has been;
20 in a way, it's shut down. But it's going to be a real
21 challenge. And that's where I think we can all work
22 together to make that happen.

23 ATTENDEE: One of the programs that we've being
24 stressing is called reconciliation ecology. And what that
25 does is to say to the community, look, for various good

1 reasons, environmental reasons, wouldn't it be nice if you
2 lived in a more natural environment that helped to preserve
3 some of the biodiversity around here.

4 We've been developing ways to make that a reality.
5 It's been 15 years since we first started with the Tucson
6 Bird Count, now partnered with the Tucson Audubon Society in
7 doing that.

8 Reconciliation ecology is something where we want
9 the Hill not to just be a place to visit, but a place to
10 visit and learn and then go and do in the community to help
11 to transform and improve the way Tucsonans live.

12 Now, if you look at that little patch of brown
13 down in the green, that's the old landfill. And the City
14 has just come up with what a -- what I think is a very
15 substantial amount of money. That's going to be capped by
16 this time next year. And it's going to be capped for the
17 purpose of doing reconciliation ecology on it.

18 It is not going to look like the Sonoran Desert.
19 It's been ruined from that perspective. But it's going
20 to -- we're bringing soil in, the sort that developers use,
21 from around town so that people can come in and learn how to
22 handle their yards, to bring in native plants of different
23 varieties so that we are preserving, in the community
24 itself, the largest number of species that we can possibly
25 do.

1 Now, that can link very nicely with what's going
2 on in Rio Nuevo. We can have little shuttle buses that if
3 somebody's interested in getting their hands dirty, a
4 visitor wants to come and participate in that, we can make
5 that available.

6 We can also build some similar projects on the Rio
7 Nuevo property itself where visitors would come and they
8 would actually participate in science. One of the big
9 things that we stress in all of this is citizen science, not
10 just observing what's cute -- that's fun -- but also getting
11 your hands dirty and collecting data and making progress in
12 getting the City to be a better place for everybody.

13 CHAIRMAN McCUSKER: Joaquin, Chuck did express his
14 interest in sitting down with all of us, including the City,
15 you know, so maybe you could help orchestrate that. It
16 might be an interesting conversation to see how we can.

17 ATTENDEE: I'd be very happy to do that.

18 SECRETARY MOORE: Question: I appreciate all of
19 this, but what's the economic benefit? Is there any
20 revenues going to be generated from this particular project,
21 or is it just going to be a park that people go through?

22 ATTENDEE: I think this is part of this sort of
23 the geo-tourism idea. I'm not exactly sure. I don't have a
24 business plan actually, to be blunt. But the whole idea
25 that I think is driving me and this geo-tourism is that I

1 have seen, elsewhere in the United States, how, if you're
2 honest with your origins and you build on them, you'll
3 actually now have a better sense of pride in where you live
4 which brings, for some reason, economic development, brings
5 more tourism. So that would be part of it.

6 (Mr. Hill left the proceedings)

7 ATTENDEE: I keep giving the example, I used to
8 live in Miami where, when I lived there, it was sort of
9 Medicare-by-the-sea, right?

10 And there were these two women that decided that
11 they were going to save the Art Deco District, which is
12 South Beach. And they two, alone, changed the way that
13 southern Miami is. And some of us may now joke, my brother
14 who lives there says that the best thing in Miami is that
15 it's so close to the U.S.

16 But the bottom line is that it completely changed
17 what that city is all about. And you can go to Fort Worth,
18 you can go to lots of places, and if you pick up on what --
19 honestly about what you're all about and you create a sense
20 of place, I think the pride of the people in the place
21 brings economic development, flat out.

22 CHAIRMAN McCUSKER: Thank you.

23 Any other questions for Dr. Ruiz?

24 Joaquin, thank you very much.

25 ATTENDEE: Thank you.

1 CHAIRMAN McCUSKER: Okay. Our final agenda item
2 before the call to the audience, so real business, is chief
3 financial officer conversation. Just to remind the public,
4 we had voted some time ago to put that position in our
5 budget and authorize the board to recruit for that.

6 I think we had about 25 submissions expressing
7 interest in that. We whittled that down to a number of
8 people that were interviewed by the executive committee.
9 And we passed a couple of those candidates on to the full
10 board. They were interviewed in the executive session
11 today.

12 So I'll open this item up for discussion and
13 possible action. It should be noted that Jeff Hill departed
14 the meeting at 4:28. We still have a quorum.

15 MR. RITCHIE: Fletcher, I'd like to compliment
16 both candidates. I think they're both excellent candidates.
17 I'd like to make a motion to negotiate with both CFO
18 candidates in order to achieve the most cost-effective
19 solution for our CFO position and the District needs.

20 MR. SHEAFE: Are you assigning that to anybody in
21 your motion?

22 MR. RITCHIE: Well, to the executive committee.

23 MR. SHEAFE: The executive committee, okay.

24 CHAIRMAN McCUSKER: Let me paraphrase that. The
25 motion was to authorize the executive committee -- which is

1 Alberto, Jeff, and I -- to negotiate with both candidates --

2 MR. RITCHIE: With both candidates.

3 CHAIRMAN McCUSKER: -- or either candidate to
4 achieve the best economic outcome for the District.

5 MR. RITCHIE: Yeah. But --

6 MS. COX: I would like to second that motion.

7 CHAIRMAN McCUSKER: And Jan seconded that.
8 Further conversation?

9 She was louder than you, Chris.

10 MR. SHEAFE: I know when to be quiet.

11 MS. COX: I'd also like to add that I -- obviously
12 not being able to be right there present with the
13 candidates, I can't give the most definite kind of response
14 except that --

15 CHAIRMAN McCUSKER: Don't mention names.

16 MS. COX: No, I understand that.

17 -- I felt a lot more comfortable that the first
18 candidate that we interviewed was more likely to give it a
19 full-time effort if we find that it required that. So I
20 just want to say that.

21 CHAIRMAN McCUSKER: All right. Duly noted. Call
22 for the question. Motion has made, seconded. All in favor,
23 say aye.

24 (The board voted and motion was passed)

25 CHAIRMAN McCUSKER: Motion carries.

1 We will move on that posthaste and try and get
2 that position filled as quickly as --

3 MR. SHEAFE: Mr. Chairman, can I ask about
4 posthaste? How long do you think it would be before you
5 would be able to identify the final position and say we
6 hired somebody?

7 CHAIRMAN McCUSKER: I shouldn't think -- a couple
8 weeks, I think.

9 Alberto?

10 SECRETARY MOORE: Yeah.

11 CHAIRMAN McCUSKER: Two weeks tops.

12 MR. SHEAFE: So we should have this decision made
13 two weeks tops. And the executive committee is now
14 authorized to move forward without any further follow up.
15 That's my understanding.

16 CHAIRMAN McCUSKER: Correct.

17 MR. SHEAFE: Okay.

18 CHAIRMAN McCUSKER: This is the time in our
19 meeting for calls to the audience. I don't see any. This
20 would be some sort of record.

21 Ingrid?

22 Well, come on. All right. Meeting is adjourned.

23 MR. SHEAFE: We need a second.

24 CHAIRMAN McCUSKER: We need a motion. I just
25 can't adjourn the meeting.

1 MR. RITCHIE: Moved over here.

2 SECRETARY MOORE: I second.

3 CHAIRMAN McCUSKER: All in favor?

4 (The board voted and motion was passed)

5 (Meeting adjourned at 4:32 p.m.)

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C E R T I F I C A T E

I, John Fahrenwald, certify
that I took the shorthand notes in the foregoing
matter; that the same was transcribed under my
direction; that the preceding pages of typewritten
matter are a true, accurate, and complete transcript
of all the matters adduced to the best of my skill
and ability.

John Fahrenwald