

**RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT BOARD
MEETING MINUTES
NOVEMBER 10, 2004, 6:00 P.M.
RIO NUEVO COMMUNITY MEETING ROOM, 52 WEST CONGRESS,
TUCSON, ARIZONA.**

Greg Shelko made a short announcement that Rio Nuevo was celebrating its 5th anniversary this month and commended the Board and staff for their efforts to date.

1. Roll Call

The meeting was called to order at 6:11 p.m.

Board members present:

Ruben Suarez, Arlene Lopez and Margaret Hardy.

Board member absent: Olivia Hernandez

City of Tucson staff members present: Rio Nuevo Director Greg Shelko, Rio Nuevo Development Director Randy Emerson, Transportation Superintendent Lucy Amparano and Staff Assistant Virginia Monyak.

Attorney for the Board: Bill Hicks of Snell & Wilmer

Guest Speaker:

2. Call to the Audience

Michael Toney spoke about the University of Arizona Science Center and showed his design for the science center.

3. Approval of October 13, 2004 Rio Nuevo Multipurpose Facilities District Meeting Minutes

Ms. Hardy moved to approve the minutes as presented. Ms. Lopez seconded the motion. The motion passed unanimously.

4. Monthly Projects Update

Mr. Emerson asked for the board's approval to combine Items 4, 5, 7 and 9 under this item. The Board concurred. Items 5, 7, and 9 were Updates on the Warehouse District, the Origins Project and the Westside Activity Report. Highlights of Mr. Emerson's briefing follow:

- Fundraising for the Fox Theatre is falling significantly short. Rio Nuevo is exploring financing options with them to finish the project by the end of 2005.

It is the intent of these meeting minutes to get the general meaning of the discussion, summarize what happened and record official actions. The minutes are not intended to be a verbatim transcription of all that was said. Audio tapes of the meeting are available for review at the Rio Nuevo Office, located at 52 W. Congress.

- Bourn and Fina continue their Thrifty Block land assemblage negotiations with Bank One. Discussions have been very positive. Design is scheduled to resume at the end of the year.
- Construction equipment is onsite at the Pennington Street Parking Garage. Buildings components will be going up in about 60-90 days.
- Two responses were received to an RFQ for a Transportation Feasibility Study. The study will determine the impact of two-way conversion on transit facilities and look at ways to activate retail space on the Congress frontage at the Ronstadt Transit Center. It will also look at the impact of the permanent relocation of Greyhound at 6th Avenue and Toole Avenue.

Ms. Hardy expressed her disappointment that the two-way conversion is taking so long to implement. Ms. Amparano advised that the two-way conversion was scheduled to coincide with the 4th Avenue underpass and Five Points projects. Currently, Mayor and Council have only approved Broadway for two-way conversion.

- The Warehouse Arts District Board has been formed with 15 members and 8 technical advisors. A \$50,000 HURF back to basics grant administered by the Department of Transportation has been awarded to assist with the “art walk” on Toole Avenue.
- The contract with Hargreaves for the Civic Plaza is being finalized. Sundt Construction was selected as the preferred construction manager. Both should be under contract by the first of the year.
- The Mayor & Council Downtown & Rio Nuevo Subcommittee asked staff for additional information on the sustainability of the Origins Heritage Park. Additional work was done to include attendance figures for the University of Arizona Science Center, Historical Society, and Arizona State Museum. It is proposed that the project be implemented in two phases. Phase 1 would include construction of the Presidio and the westside infrastructure. Parks & Recreation will operate the Presidio and docents would give tours. The Mission Gardens complex would follow at a later date when more is known about the operational aspects of the museum facilities.

Once the westside infrastructure work is complete, Phase II (the Mission San Agustín complex) could be considered for construction.

- Mr. Emerson wrapped up with the status of private residential projects. At

Franklin and Court all seven units are sold. Ice House has four units remaining out of 51. Doucette is ready to break ground at Paseo Estrella. Mercado at Menlo celebrated a groundbreaking for infrastructure, November 9th. Some activity will be seen there shortly. Models could be ready by the third quarter of next year.

5. Update on Greenway

The Drachman Institute was asked to assist in the planning and design of the Greenway project. The goal of the project is to work with the El Paso and Southwestern Greenway Coalition, the affected neighborhoods, City of Tucson staff, Rio Nuevo staff, City of South Tucson staff, Pima County, the State of Arizona, adjacent property owners and the community at large to develop a plan for implementation and construction of pathways along a 2.5 mile corridor immediately north and south of downtown. Three community meetings are planned over the 4-5 month process.

Ms. Hardy, speaking as an El Presidio Neighborhood resident asked why the path needed to go along a railway? If the idea is to connect neighborhoods, it seems like this would be a better route then following the interstate frontage road and connecting La Entrada and El Presidio together.

6. Rio Nuevo FY 04 Year End and FY 05 1st Quarter Financial Reports

Mr. Shelko presented the reports. He will ask the District Treasurer, Scott Douthitt, to give the Board an update in the near future.

Ms. Hardy inquired about debt service, and in particular about repayment of funds advanced to the District by the City of Tucson.

Mr. Shelko reported that the City wasn't looking for the district to make immediate payment and that it is possible for those advanced funds to be considered as part of the City's matching fund contribution.

7. Announcements & Future Agenda Items

Regular monthly project and financial updates.

8. Adjournment

Ms. Lopez made a motion to adjourn the meeting at 6:50. Margaret Hardy seconded the motion. The motion passed unanimously.