

**RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT BOARD  
MEETING MINUTES  
WEDNESDAY, JULY 12, 2006 – 6:00 P.M.  
RIO NUEVO COMMUNITY ROOM, 52 W. CONGRESS – 2<sup>ND</sup> FLOOR  
TUCSON, ARIZONA**

The meeting was called to order by Chair Suarez at 6:05 p.m.

**1. Roll Call**

**Board members present:** Ruben Suarez, Arlene Lopez and Margaret Hardy.

**Board member absent:** Olivia Hernandez

**Rio Nuevo staff members present:**

Greg Shelko, Rio Nuevo Director

Bill O'Malley, Rio Nuevo Construction Manager

Virginia Monyak, Rio Nuevo Staff Assistant

**District Counsel:** William Hicks, Snell & Wilmer

**Guest presenter:** Jim Glock, Tucson Director of Transportation

A quorum was present.

**2. Call to the Audience**

Maurice Destouet from the Riverpark Inn submitted a position statement on behalf of The Freeway Coalition. . The coalition consists of downtown neighborhood associations, downtown businesses and downtown developers. They are opposed to ADOT closing the Granada/Clark underpass during the I-10 widening project and want ADOT to locate a temporary tunnel that would accommodate two-way private vehicular access to maintain the current east-west connection at that location. Recent drawings released this month show that ADOT plans to add a temporary pedestrian tunnel and therefore feel that location could serve as the temporary tunnel accessible for vehicles.

Because the Board is being asked to contribute \$9 million toward the project, the Coalition wants the Board to ask ADOT to design a physical solution to the problem. They want an impartial representative assigned to oversee the planning to ensure an economical solution. They want funding to be identified for the redesign and construction of the temporary tunnel.

Chair Suarez announced that for the sake of continuity, he would take Item No 6 (Approval of Funding for the Widening of the Clark Street Underpass in the I-10 Project) out of order.

**6. Approval of Funding for the Widening of the Clark Street underpass in the I-10 Project**

Mr. Glock referred the Board members to a copy of a letter City Manager Mike Hein sent to ADOT outlining an agreement to widen the I-10 openings at St. Mary's Road, Congress Street and 18<sup>th</sup> Street. In addition, ADOT agrees to widen the Clark Street underpass from 120 feet to 225 feet, provided that the City of Tucson funds the increased construction costs and one-half of the design costs. Consequently, \$9 million in TIF funds is being requested for the project. \$8 million would go toward the additional construction costs and \$1million would go toward engineering redesign.

Ms. Hardy moved to approve Resolution No. 2006-11, authorizing the \$9 million to widen the Clark Street underpass in the I-10 Project. Ms. Lopez seconded the motion. The motion passed unanimously (11-0).

Chair Suarez continued with the Call to Audience.

Michael Toney shared his opinions on the DeAnza Equestrian Trail, Depot Plaza, Rancho Chuk-Shon, University of Arizona Science Center, Visitor's Center, 4<sup>th</sup> Avenue Underpass, Arena and downtown sewer system.

The following speakers spoke in support of the proposed widening of the Clark Street underpass. However, they strongly oppose the closure of the Granada/Clark underpass and encouraged ADOT to provide figures on how much it would cost to include a temporary tunnel for two-way vehicular traffic during construction of I-10.

John Daughtery, Chamber of Commerce  
Oscar Turner, architect for The Post  
Adam Weinstein, Mercado District of Menlo Park  
Tom Wuelpern, Rammed Earth Development  
Mac Hudson, Menlo Park Neighborhood Association

Ms. Hardy asked Mr. Glock if he could ask ADOT to provide a cost estimate to construct a temporary tunnel for two-way vehicular traffic during the construction of I-10 and if it is not possible, to provide The Freeway Coalition with a reason why it cannot be done. Mr. Glock agreed to contact them.

**3. Approval of the June 14, 2006 Meeting Minutes**

*Ms. Hardy moved to approve the June 14, 2006 meeting minutes as presented. Ms. Lopez seconded the motion. The motion passed unanimously (11-0).*

**4. Approval of a Construction Manager @ Risk Contract with Lloyd Construction**

Mr. O'Malley stated that staff is requesting \$31,680 to fund services with Lloyd Construction as the Construction Manager at Risk (CM@R) during the conceptual design phase of the Mission San Agustin Complex. They will provide pre-construction management services during the design phase and serve as the general contractor during construction of the project. The conceptual design phase of the project includes preparation of preliminary cost estimates, recommendations regarding project sequencing, value analysis/engineering constructability review and critical path scheduling. Lloyd Construction was selected in a competitive procurement process that was approved by the City Manager.

Prior to the start of construction, the CM@R will assume the risk of delivering the project through a guaranteed maximum price contract. Once funding is approved for the project, additional pre-construction services will be required for the remaining design phases and additional CM@R fees for the construction phase will be included in the guaranteed maximum price at the end of the design phase.

*Ms. Hardy moved to approve Resolution No. 2006-09 authorizing \$31,680 for the Construction Manager @ Risk Contract with Lloyd Construction to provide pre-construction management services during the design phase of the Mission San Agustin Complex. Ms. Lopez seconded the motion. The motion passed unanimously (11-0).*

##### **5. Approval of a Menlo Park Neighborhood Funding Request for Grande/Clearwater Roundabout**

Mr. O'Malley said staff is requesting approval of \$80,000 to design a roundabout at Grande/Clearwater as part of the Avenida del Convento/Clearwater Drive project. Adding the roundabout to the project now is the most economical way of doing it. As noted in previous discussions with the Board, the Menlo Park neighborhood is requesting the roundabout for safety reasons and to encourage through traffic to use Clearwater once the new bridge over the Santa Cruz River is built. A preliminary sketch of the roundabout was distributed. Once the design is complete and an estimate is provided, staff will return to the Board with a recommendation on whether to build the roundabout or not.

One property at the northeast corner of the intersection is affected by the project. Rio Development is managing the project and is working with the affected property owners (the Romero family). The roundabout is dependent on the developer and affected property owners reaching an agreement to either move their current house north, or build a new one just north of their current location.

This location also offers an opportunity to create a gateway at the western entrance to the Origins Heritage Park and the museum complex.

Chair Suarez asked how the property owners felt about the move? Mrs. Romero was

in the audience and stated that she is agreeable to them building her a new house on the property. Her main concern is that she be able to stay in the Menlo Park Neighborhood.

*Ms. Lopez moved to approve Resolution No. 2006-10 authorizing the \$80,000 to design the roundabout in conjunction with the Avenida del Convento project and that staff return with a recommendation on whether to construct the roundabout and an agreement with the affected homeowner. Ms. Hardy seconded the motion. The motion passed unanimously 11-0.*

## **7. Monthly Update on Projects and Financial Reports**

Mr. Shelko provided the Board with an update on Rio Nuevo projects. Now that the TIF extended, the Board and Mayor and Council will need to make decision on some final decisions on some major projects such as the University of Arizona Science Center, new Arena, Arizona Historical Society, Arizona State Museum, Depot Plaza, Congress Street Master Plan, Warehouse Arts District, etc.

Tomorrow the Mayor & Council Rio Nuevo/Downtown Subcommittee will be discussing Town West proposal and hopefully a resolution to the future of the project can be determined then.

Ms. Hardy asked for Scoutt Douthitt, the District's Financial Officer, to provide an update on Rio Nuevo's finances at the next meeting. She wants to know how much money is expected with the TIF extension before they start committing money to any more projects. She doesn't want to piece meal future projects and funding requests. They need to allocate money to the projects that have already been committed to first.

Ms. Hardy also feels that there needs to be some public input whether it be in the form of public hearings or a reformation of the Citizens Advisory Committee (CAC). She wants to hear from the downtown stakeholders (specifically residents, businesses and developers). The CAC as it stands right now isn't working. As a former member, she knows that there have been problems getting quorums for the meetings and that some of the members may not be as committed as some of the others.

In the past, too much time was spent bringing the committee members that were not familiar with what was happening downtown up to speed before they could take a vote. Because they don't have a personal stake downtown, they don't follow what's happening as closely as those who live, work and develop downtown. The current CAC doesn't accurately reflect it's downtown stakeholders such as artists, the Tucson Downtown Alliance, business owners and developers.

Mr. Shelko said that one idea would be to appoint some downtown stakeholders non-voting members of the Rio Nuevo Board. This would allow them to voice their opinions at the table prior to votes being taken by the Board members.

Mr. O'Malley advised that copies of the Draft Interpretive Plan for the El Presidio de Tucson project have been provided to the Board members for their information and review, prior to an overview of the plan at their next meeting.

Mr. O'Malley announced that a design workshop on the Mission was being held on July 25 and 26, 2006. It's not mandatory that they attend, but they are more than welcome to attend. Workshop notices will be going out soon.

The Board members didn't have any questions on the monthly project or financial reports.

#### **8. Chairperson's Summary of Current Events**

Chair Suarez didn't have any current events to share.

#### **9. Adjournment**

*Ms. Lopez moved to adjourn the meeting at 7:05 p.m. Ms. Hardy seconded the motion. The motion passed unanimously (11-0).*