Minutes of the January 18, 2001
Rio Nuevo Multipurpose Facilities District Board

Approved on: Feb. 14, 2001

1. Call to Order/Roll Call

Chair Ruben Suarez called the Board meeting to order at 6:00 p.m., Thursday, January 18, 2001 at the TCC, Coconino Room, 260 South Church Avenue, Tucson, Arizona.

Present:

Chair Ruben Suarez Secretary Corky Poster Alice Eckstrom

Absent/Excused: Olivia Hernandez

Staff Present:

John S. Jones, Project Director Marty McCune, Historic Program Administrator
John Updike, Project Manager Kay Gray, Finance Director
William Hicks, Counsel to the Board

It was determined that a quorum was present.

2. Approval of Minutes

Mr. Poster moved approval of the November 8, 2000 minutes with the exception of noting Mr. Pedro Gonzales as the speaker representing Barrio Viejo as neighborhood association President. Ms. Eckstrom seconded the motion. Motion passed unanimously (11-0).

3. Rio Nuevo Master Planning

Mr. Jones updated the schedule for the Board. Ms. McCune made an announcement of an Open House of the archaeological dig at Rio Nuevo South on 1/27 during the day. Mr. Poster expressed some concern regarding the timeline and an ability to adopt the plan in the timeframe proposed. Mr. Poster asked that the planning process be extended to 3-31-01 for final approval, and to accomplish this task with no increase to the Master Plan contract budget (with Hunter Interests Inc.). Mr. Jones indicated that would be accomplished. Mr. Poster reiterated his concern that housing elements be further detailed in subsequent discussions.

4. Report on Tax Increment Financing Revenues

Ms. Gray reviewed the memorandum provided to the Board. Mr. Poster expressed a concern that recent historical financial information has not yet been provided to the board, per his prior request. His concern stems from possible state legislative action that could affect the projects' financing. Mr. Poster reiterated his prior request. Ms. Gray indicated that current systems would not permit extraction of that information to a degree of acceptable certainty. He asked for some further background to the estimate contained in the memo. Ms. Gray indicated that staff reviewed confidential tax records in calculating the estimates. Mr. Suarez asked if the City or the District has audit privileges of state information. Mr. Gray indicated that neither the City nor the District has that ability by law.

5. **Legal Opinion on Prop 301**

Mr. Hicks reviewed the legal memorandum of 12-7-00 and its attachments. Ms. Gray indicated the fiscal impact is an increase of approximately $8,000,000 in revenue to the District, with no negative impact to the funding from the new tax for educational purposes statewide.

6. **MOU with University of Arizona, Spring 2001, Budget for Downtown Design Studio**

Mr. Jones reviewed the Design Studio expenses for the coming semester of $18,195.25. Ms. Eckstrom moved, Mr. Suarez seconded, approval of the budget for Spring, 2001. Motion approved 6-0. Mr. Poster declined to participate in the discussion to avoid an appearance of conflict of interest.

7. **Acquisition of Tucson Heritage Property**

Mr. Updike reviewed the appraisal information regarding these parcels. Mr. Poster moved approval of the staff recommendation to draft contracts for purchase at a total sum not to exceed $150,000, subject to formal approval of the Mayor and Council pursuant to the IGA terms and conditions. Ms. Eckstrom seconded the motion. Motion approved unanimously (11-0).

8. **Presentation by Rancho Chuk-Shon**

Josephina Cardenas, Daniel Preston, Velia Morales, Valerie Rauluk, Ric Merfeld, Sal Canchola made a presentation to the Board regarding Rancho Chuk-Shon. Mr. Poster asked if anything in the master plan is in conflict with their proposal. Ms. Rauluk expressed concern with the Amphitheater. Mr. Canchola indicated the master plan south of Mission Lane is not in conflict. Mr. Poster questioned the use of funds. Ms. Rauluk indicated a desire for an endowment to be established. Mr. Jones extended an offer to supply Rio Nuevo information to supporters of the project for their meetings with the neighborhood.

9. **Stabilization of GSA Property**

Mr. Updike outlined the $14,000 in expected expenses to stabilize the property, except the Field's Jewelers building, which is currently being analyzed, and which will require extensive sums of money for repair. Mr. Poster moved, Ms. Eckstrom seconded a motion to approve the expenditure request, and a request to enter into a sublease agreement with the City of Tucson to enable District funds to be expended toward the project. Motion approved 11-0.

10. **Tucson Regional Visitors Center**

Mr. Jones reviewed the status of the committee, the mission statement and the operating proposal. Staff requested acceptance of the proposal, not location specific (as to the location of the Regional Visitor's Center). Mr. Jones reviewed the constituencies of the four represented stakeholder groups, per the request of Mr. Poster. Mr. Suarez asked whether the proposal goes back to the Citizen's Advisory Committee. Mr. Jones indicated that it does. Mr. Poster moved acceptance of proposal and that the group continue their work. Ms. Eckstrom seconded the motion. Motion approved 11-0. Ms. Eckstrom requested that the listing of the 16 members of the committee be sent to her.

11. **Joint Meeting with City of Tucson Mayor and Council**

Proposed January 22, 01 meeting at noon was reviewed by Mr. Jones. No action was taken.

12. **Future Agenda Items**

Mr. Poster requested further discussion of quorum issues.

13. Call to the Audience

Mr. Soto expressed concern regarding the Convento complex and oversight. Mr. Jones reviewed the prior Mayor and Council action with respect to the Tucson Origins Project. Ms. Cardenas expressed concern about further public process with a desire to meet at a local church. The master planning team has accepted an invitation to attend a meeting at 7:15 pm on 1/29/01 at St. Margeret's Church on N. Grande Avenue. Ms. Rauluk asked about budget allocations for the Origins project. Ms. Vitale asked about Proposition 301 funding impacts. Mr. Hicks responded that the allocation of state funds is by state guidelines.

14. Next Meeting

The next meeting will be the 14th of February at 6:00 p.m., for a public hearing on the master plan.

15. Adjournment

Mr. Poster moved adjournment at 8:50 p.m. Ms. Eckstrom seconded the motion. Motion approved (11-0).

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