Minutes of the January 22, 2001
Rio Nuevo Multipurpose Facilities District Board
and the Mayor and Council

Approved on: _____

1. Call to Order/Roll Call

Chair Ruben Suarez called the Board meeting to order at 12:15 p.m., Monday, January 22, 2001 at City Hall, Mayor and Council Chambers, Tucson, Arizona.

Present:

Chair Ruben Suarez	Secretary Corky Poster	Alice Eckstrom

Absent/Excused: Olivia Hernandez

Staff Present:

John S. Jones, Project Director
John Updike, Project Manager

2. Joint Meeting with Mayor and Council of the City of Tucson

Mr. Jones made a brief presentation, updating the council and board on the public input process, the master planning process, and the on-going economic analysis of project elements, and the plan as a whole.

Councilmember Scott questioned the identification of housing opportunities in the current plan. Mr. Jones responded that all elements of downtown redevelopment, regardless of whether funded from Rio Nuevo funds or not, are shown.

Councilmember Scott asked for a definition of "mixed-use development." Mr. Jones responded that "mixed'use" is primarily a residential development with a mix of some commercial services to those residents.

Councilmember Scott asked for an update on community consensus. Mr. Jones indicated that the process is a fluid one, but that outreach efforts continue.

Councilmember Scott asked about advisability of including TCC expansion plans in master plan. Mr. Jones reviewed the requirements for improvements to the primary component.

Councilmember Scott asked what the large revenue generator would be from the district. Mr. Jones indicated the economic analysis is ongoing.

Mr. Keene reviewed the rationale for the master plan exceeding the scope of the Rio Nuevo Project (to include all public and private development opportunities).

Councilmember Ibarra noted that the neighborhoods, while they have concerns, have the potential for joining with the city and district in true partnership effort. He asked that Mr. Poster addressed the

CDBG and housing in neighborhoods issue. Mr. Poster suggested that the planning process be employed by the city to update plans for neighborhoods surround Rio Nuevo. Additionally, the CDBG repayment could be a funding source to address some of this housing stock need.

Councilmember Leal agreed that neighborhood plans should be updated, and that CDBG repayment funds are an acceptable vehicle to fund housing efforts. Also, a comprehensive parking and traffic analysis is necessary for the downtown area.

Mayor Walkup questioned how neighborhood involvement can be enhanced. Councilmember Ibarra thought perhaps a "contract" with the neighborhood might assist in building trust.

Chair Suarez noted the issues surrounding the prior urban renewal project and contrasted that with the current process—which may entail dissemination of too much information. Additional meetings should continue to take place. Mr. Poster noted that "trust" is the primary issue for many neighborhoods adjacent to Rio Nuevo.

Councilmember West echoed Mr. Poster's sentiments that issues such as property tax protections and commitments to the neighborhoods are important.

Councilmember Ronstadt indicated a desire to explore property tax protection mechanisms for adjacent neighborhoods, with some sort of long-term residency requirement for qualification purposes. The current Memorandum of Understanding (MOU) between the university and surrounding neighborhoods could be used as a model for a written understanding between city, district and neighborhoods adjacent to Rio Nuevo.

So moved. Councilmember West seconded. Boundaries: Mission/22nd/6th/Broadway-Aviation. Mr. Keene asked that boundaries not be too fixed—so that staff and the community have flexibility.

Vice Mayor Anderson would suggest that the proposed MOU might not be sufficient in building rust. There may be a need for more local partners in master planning effort.

Councilmember Ronstadt would be supportive of Vice Mayor Anderson's request for more local input into planning issues. Mr. Keene noted that such a request may have an additional cost, and he requested that staff return with further budget implication details. Mr. Poster noted that both of issues noted by Vice Mayor Anderson and Councilmember Ronstadt are important issues—but they are distinct.

Councilmember Scott questioned legality of property tax protection measures. Councilmember Lea questioned ability of Hunter Interests to adequately address public comment.

Councilmember Ronstadt restated motion – to initiate discussions with board to begin development of MOU's with neighborhoods. Appr. 7-0

Vice Mayor Anderson moved that a planning effort be outlined and budget implications defined to update neighborhood plans by the city. Councilmember Leal seconded. Mr. Keene reminded the council that the effort will take time, beyond the adoption date of the plan. Vice Mayor Anderson requested that by 2/26/01 the process could be outlined. Mr. Keene indicated that was feasible. Approved 7-0.

Chair Suarez asked for a motion to approve the Councilmember Ronstadt's motion. Corky Poster so moved and Alice Eckstrom seconded. Approved 11-0.

Mr. Jones reviewed the public meeting schedule for next week and beyond. Councilmember Ibarra reminded the public that now is the time for public comment to impact the plan's final shape.

Councilmember Ronstadt noted the concern that the TCC being a part of Rio Nuevo. He read the relevant state statute that defines the primary component, which can only be the TCC.

Councilmember Scott moved to adjourn. Adjourned.
Corky Poster moved, Alice Eckstrom seconded – adjourned at 1:25 p.m.

Joint M&C boardminutesJanuary 22, 2001.doc