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# MEMORANDUM

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Date: August 1, 2022

To: The Honorable Chair and Members  
Pima County Board of Supervisors

From: Jan Leshner   
County Administrator

Re: **Update on Mosaic Quarter Project**

Attached is the July update on the Mosaic Quarter project. Included are details on a new partnership with Jet Sports Training that involves the intended locating of athlete and sport-specific training, and fitness classes for adults and middle school-aged students in the Mosaic Quarter Stadium, along with establishment of a collaborative campaign focused on supporting underserved youth.

Also covered is an update on completion of relocation of Knott Development headquarters to Tucson, which includes management of project operations and business development initiatives from a new local office. Provided as an exhibit to the update are Mosaic Quarter Stadium FAQs covering design and amenity features, as well as usage and tournament capacity details.

I previously noted in May and June that an amendment to the existing Master Development Agreement is being prepared to extend the predevelopment work phase and adjust project phasing. In a June [memorandum](#), I indicated the expected date for Board consideration was August 2, 2022. Good progress has occurred and work is continuing, but the amendment is not yet ready for placement on an agenda. The item will be scheduled for an upcoming Board meeting when the final details are in place.

JKL/dym

Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator  
Francisco García, MD, MPH, Deputy County Administrator and Chief Medical Officer  
Nancy Cole, Director, Capital Program Office  
Diane Frisch, Director, Attractions & Tourism  
Ellen Moulton, Director, Finance and Risk Management  
Heath Vescovi-Chiordi, Director, Economic Development  
Reenie Ochoa, Director, Stadium District and Kino Sports Complex

July 19, 2022

Jan Leshner  
County Administrator  
130 West Congress Street, 10<sup>th</sup> Floor  
Tucson, Arizona 85701

Re: Development Report

Ms. Leshner:

This letter serves as our periodic update on Mosaic Quarter and is largely related to Mosaic Quarter Stadium (“MQ Stadium”). In this update, we’re pleased to announce one of our MQ Stadium program partners, detail a Mosaic Foundation-MQ Stadium-related initiative and provide an organizational update regarding Mosaic Quarter and Knott Development. Rounding out the update, as an exhibit, are answers to frequently asked questions regarding MQ Stadium.

### MQ STADIUM PARTNERSHIP



Mosaic Quarter is pleased to announce that we’ve signed a letter of intent with Jet Sports Training (“Jet Sports”) to occupy 30,000 square feet within the MQ Stadium complex. We are thrilled to be the future home of yet another Tucson-based small business. From the outset, our goal was to make Mosaic Quarter into a new and exciting destination while simultaneously assisting with the growth of local small businesses. Our partnership with Jet Sports epitomizes our objective.

Jet Sports, a local personal training business operated by Bobby Rodriguez, is a recognized leader in the supplemental training of local football and wrestling athletes. Among Bobby’s clients are local standout athletes that have subsequently received NCAA Division I scholarships, earned All-American honors, and won NCAA individual and team championships.

In addition to athlete and sport-specific training, Jet Sports has expanded its business to include group training and fitness classes for adults and middle school-aged children. Together with its elite athlete training, Jet Sports has begun to stretch

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the capacity limits of its current industrial space. In addition to existing space-related programming challenges, Bobby faced the prospect of stymied growth without a more suitable and flexible venue.

My discussions with Bobby over the past several months involved a mutual and collaborative process to determine that portion of Mosaic Quarter that would suit Jet Sports best and position it for long-term growth. While thoroughly impressed with the Jet Sports business and partnership opportunity, our discussions revealed something equally important for Mosaic Quarter – Bobby’s inner drive and character. From UArizona football, through professional rodeo, to discovering a passion that led to the creation of Jet Sports, Bobby is unquestionably the type of person and businessperson we envision for Mosaic Quarter - rooted in the community, goal-focused and driven to succeed while taking opportunities to give of himself and seeking new ways to give back in return for the gifts bestowed upon him.

As a part of the MQ Stadium complex, Jet Sports will have significant operating and administrative space with access to amenities that will promote and assist its future growth. In addition to the Jet Sports center, Bobby’s training programs will include invaluable, direct access to MQ Stadium’s track and field and turf elements. Together with MQ Stadium, Jet Sports will exceed the capabilities of other nationally franchised fitness centers and will have unique training tools directly related to the core sports in which Bobby has a focus.

Mosaic Quarter and Jet Sports have likewise agreed to collaborate to mutually expand our respective businesses. Together, we will develop travel tournament offerings in passing football and wrestling. The combination of Bobby’s experience and relationships in both sports, Mosaic Quarter’s footprint and indoor facilities, and Mosaic Quarter’s relationship with the County and its adjacent long field complex offers an unparalleled opportunity. It enables Jet Sports to extend its core competency in football and wrestling training to the sports themselves. Likewise, it enables Mosaic Quarter to expand its travel sports tourism business with an established brand and access to participant organizations regionally and nationally.

## MOSAIC FOUNDATION COLLABORATION

In tandem with developing our business partnership, Jet Sports and Mosaic Quarter expanded our discussions to assisting youth seeking fitness alternatives. We endeavored to create a program that would blend the attributes of Mosaic Quarter and Jet Sports, but that would utilize Mosaic Foundation to financially buttress opportunities for underserved children. As a result, Jet Sports and Mosaic Foundation are excited to announce the establishment of the “Train With Us” campaign.



Train with Us! adds a new dimension to Mosaic Foundation’s support of youth athletics. Within its other programs and funding initiatives, the foundation has focused on enabling participation in team sports. Train with Us!, however, seeks to address, through noncompetitive fitness programs, a more widely dispersed problem - low youth fitness and activity engagement. While pervasive among 6-17 year-old children, fitness engagement presents a more pronounced challenge in underserved communities. Quite simply, the costs associated with recreational and travel team sports are prohibitive. Compounding the issue across socioeconomic demographics is the fact that not every child wants to participate in

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organized sport. We have sought, from inception, to attempt to solve this multifaceted dilemma for the benefit of Tucson's underserved youth. Jet Sports and Bobby Rodriguez were the solution.

The fundamental design of, and benefits associated with, Jet Sports training programs address fitness engagement and enabled the creation of Train With Us! Jet Sports Training programs do far more than prepare athletes for a specific sport. They are accessible, require no family-purchased equipment, are uniquely designed for children of varied ages, instill self-confidence, promote positive body-image, and enable meaningful social engagement.

In our September 2022 update, we noted meeting with the Pima County Health Department to discuss the expansion of sports-related health and wellness offerings for County residents through Mosaic Quarter. Train with Us! represents a focused opportunity to work with the Health Department on this initiative. As a result, Mosaic Foundation will work with the Health Department in collaboration with Jet Sports to refine Train With Us! offerings and to assist us in the development of leading fitness activities and experiences for County youth.

As a part of the Train With Us! initiative, Mosaic Foundation will also work with Jet Sports and the Health Department to identify underserved youth desirous of the opportunity to participate in Jet Sports programming. Foundation-supported participants will be eligible for any Jet Sports training program and will not be relegated to limited training opportunities. As is the case with each Mosaic Foundation partner program, foundation-supported children are not grouped together in isolation – we believe that diversity in all of its forms benefits all participants from every background.

The siting of Jet Sports within the MQ Stadium complex is not only strategic for the growth of Jet Sports, but with respect to its group training opportunities. With direct access to MQ Stadium's track and field and turf field elements, Jet Sports will be able to create training programs that cater to larger groups, specific workouts utilizing track and field elements or field-based training that is not possible in the Jet Sports center itself. From the Train with Us! perspective, we believe access to MQ Stadium creates a wealth of opportunity for community outreach that achieves widespread adoption and participation in fitness programs by underserved youth.

We couldn't be more excited about the impact Train with Us! will have on the local community. And we couldn't have discovered a better partner than Jet Sports and Bobby Rodriguez.

## ORGANIZATIONAL UPDATE

In our November 2021 update, we noted that Knott Development would be subsequently relocating its headquarters to Tucson. That process is now complete and we are a proud Tucson-based organization. All of our project operations and business development initiatives are now being managed from our new local office. We could not be more thrilled with the business transition to Tucson and look forward to the forthcoming transition of some of our east coast-based partners and the hiring of local personnel.

Thank you for the opportunity to detail Mosaic Quarter's continued progress. As always, I welcome the occasion to discuss these efforts in more detail with you, County staff or the Board of Supervisors.

Regards,



Frank Knott

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## EXHIBIT A

### MOSAIC QUARTER STADIUM FAQ'S

Within our May update, we announced the redesign of MQ Stadium and our decision to proceed with an enclosed version of the facility. We alluded to the benefits of enclosure that accrue to the multipurpose and expanded utility of MQ Stadium as a facility itself. In addition, we detailed the material impact and additional flexibility an enclosed MQ Stadium would have and provide, respectively, on tournament programming for MQ Iceplex, MQ Field House and MQ Sportsplex. Following our update, multiple questions regarding the redesign were posed through media outlets, potential user groups and the general public. As a result, below are responses to the most frequently asked questions regarding MQ Stadium:

Q: Is MQ Stadium going to have a dome?

*A: No, there is no dome. It will be a series of flat roofs at different angles to achieve the necessary height for uninterrupted athletic use of the facility for multiple sports. The angled roof system allows Mosaic Quarter to deploy additional solar panel arrays.*

Q: Are there going to be luxury suites.

*A: No. There are no suites, club level or any other luxury seating options.*

Q: What size is the track at MQ Stadium?

*A: There are 2 tracks. A 200-meter hydraulically banked track which is surrounded by a 400-meter traditional track in a concentric format.*

Q: Why does MQ Stadium have 2 tracks?

*A: In order to support both indoor track and field events and traditional, outdoor track and field meets. Having both tracks permits track and field use throughout the year during the applicable seasons for each variant of track and field competition.*

Q: Is there going to be a turf field at MQ Stadium?

*A: Yes. There will be a turf field of sufficient size to play multiple field sports – football, lacrosse, soccer, rugby and many more.*

Q: Where is the turf field placed, inside the tracks?

*A: No. The turf field lays on top of the tracks. When not in use, it rolls up to permit track and field events.*

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Q: How will MQ Stadium provide space for pole vault, high jump, long jump, discuss, shot put, etc. that are a part of track and field events?

*A: MQ Stadium's track and field capabilities include all required event spaces. Non-track elements are placed inside and surrounding the tracks. When not in use for track and field events, the entire surface of MQ Stadium, including these non-track elements, is covered by the turf field.*

Q: How many seats will MQ Stadium have?

*A: 8,500, the same number as in its original design.*

Q: How will MQ Stadium help MQ Iceplex?

*A: Inside MQ Stadium, we can fit up to 3 temporary ice rinks for weekend tournaments. This lets MQ Iceplex double the number of hockey teams that can participate in any tournament.*

Q: How will MQ Stadium help MQ Field House and MQ Sportsplex?

*A: Inside MQ Stadium, we can fit up to 12 temporary basketball courts for a tournament. This lets Mosaic Quarter double the number of courts available for a tournament sponsor.*

Q: You mentioned in your last update that MQ Iceplex, MQ Field House, MQ Sportsplex and MQ Stadium could be used in combination with each other to host extremely large tournaments. How does that work?

*A: For a basketball tournament, MQ Field House will have 8 courts. MQ Sportsplex will have 4 courts. MQ Stadium will have 12 courts. And, we can cover each of the ice rinks within MQ Iceplex to add 3 more courts – just like NBA teams in some cities that have their home arena court on top of the ice used by the local NHL hockey team. With 27 courts, Mosaic Quarter could host the largest of national youth basketball tournaments (and we are already in discussion with tournament sponsors to bring those to Tucson). In addition, with the MQ Iceplex stadium rink (used by Arizona Hockey), we have a venue for certain games that holds 3,000 spectators. And for a national tournament final round of games, each could be played on a center court at MQ Stadium with 8,500 spectators.*

*A: In a similar manner, due to MQ Stadium, Mosaic Quarter will be able to host volleyball and wrestling tournaments with 54 courts and 72 mats, respectively. MQ Stadium affords Mosaic Quarter with ultimate tournament flexibility and expansion opportunities.*