

**Pima County Bond Advisory Committee
Meeting**

**Friday May 16, 2014
8:00 A.M.**

**River Park Inn
350 S. Freeway
Tucson, Arizona**

SUMMARY OF MEETING

Committee Members Present

Larry Hecker, Chair
Carolyn Campbell, Vice-Chair (left at 11:15 a.m.)
Joe Boogaart
Ed Buster (arrived at 8:10 a.m.)
Donald Chatfield
Gary Davidson
Tom Dunn (left at 11:10 a.m.)
Brian Flagg
Rene Gastelum
Terri Hutts
Michael Lund
David Lyons (arrived at 8:10 a.m.)
Wade McLean
Ted Prezelski (left at 11:10 a.m.)
Patty Richardson
Chris Sheafe (arrived at 8:15 a.m.)
Dan Sullivan
John Sundt
James Ward
Tom Warne (arrived at 8:15 a.m.)
Greg Wexler (left at 11:10 a.m.)

Committee Members Absent

Paul Diaz
Kelly Gottschalk

MOTIONS

MOTION: Joe Boogaart moved, seconded by Terri Hutts to approve the May 2, 2014 meeting summary. Mr. Boogaart requested that those completing speaker cards circle whether they are in support or opposition of the item for which they are submitting comments. Motion approved 17-0.

MOTION: Vice-Chair Carolyn Campbell moved, seconded by Dan Sullivan, to require that speakers, during public comment periods and call to the audience, not bank time from other potential speakers. Motion approved 18-1.

MOTION: Don Chatfield moved, seconded by Ted Prezelski, to move the Pima County Affordable Housing program forward at the tentatively approved amount of \$30 million. Brian Flagg requested a friendly amendment, which was accepted, to also move the Pima County Neighborhood Reinvestment program forward at the tentatively approved amount of \$30 million. Motion approved 21-0.

MOTION: Tom Dunn moved, seconded by Terri Hutts, to move the Marana Affordable Housing and Marana Neighborhood Reinvestment projects forward. Motion approved 21-0.

MOTION: Tom Dunn moved, seconded by Tom Warne, to move the Pedestrian Safety and Walkability Improvements project forward at a to-be-determined amount based on more information. Terri Hutts and Wade McLean requested a friendly amendment, which was accepted, that staff solicit information from the City of Tucson's bond committee and other jurisdictions on this project as well as what projects those jurisdictions are willing to cut from their priority list if they support adding this project. Chairman Hecker requested a friendly amendment, which was accepted, to ask the County Administrator to provide other funding options that may address this need. Chairman Hecker then restated the motion as follows: to move the concept forward without a specific amount tied to it, with a request to the other jurisdictions regarding whether or how they would support the concept, and specifically ask the City of Tucson Bond Committee for its recommendation, and finally that the County Administrator provide us with alternative sources of funding that might be available for this concept. The maker of the motion accepted this restatement. Motion approved 20-1.

MOTION: Brian Flagg moved, seconded by Tom Dunn, to move the South 12th Avenue Cultural and Culinary Corridor project forward at \$3.1 million. Motion approved 21-0.

MOTION: Michael Lund moved, seconded by Chris Sheafe, to move the Pima County North Public Health Center Relocation project, Marana Health Clinic Expansion, and Pima County Forensic Science Center Expansion and Remodel forward. Motion approved 20-0.

MOTION: Gary Davidson moved, seconded by Ed Buster, to move the Drexel Heights Sheriff Substation and North Central Sheriff Substation projects forward. Motion approved 20-0.

MOTION: Michael Lund moved, seconded by Ed Buster, to move the Green Valley Courthouse Expansion project forward. Motion approved 16-1.

MEETING SUMMARY

1. Welcome

The meeting began at 8:05 a.m. with a quorum.

2. Approval of the May 2, 2014 meeting summary

MOTION: Joe Boogaart moved, seconded by Terri Hutts to approve the May 2, 2014 meeting summary. Mr. Boogaart requested that those completing speaker cards circle whether they are in support or opposition of the item for which they are submitting comments. Motion approved 17-0.

3. Motion regarding the limiting of public comment to 1 minute per person

MOTION: Vice-Chair Carolyn Campbell moved, seconded by Dan Sullivan, to require that speakers, during public comment periods and call to the audience, not bank time from other potential speakers.

Joe Boogaart requested a limit of 3 minutes for those speaking on behalf of others that may not be comfortable speaking. Vice Chair Campbell responded that those uncomfortable speaking can submit speaker cards instead.

Motion approved 18-1.

4. Possible 2015 bond election planning – Affordable Housing and Neighborhood Reinvestment related projects.

A. Tentatively Approved Projects

Pima County Affordable Housing
Pima County Neighborhood Reinvestment

Public Comment:

Supervisor Richard Elias	Supported Affordable Housing & Neighborhood Reinvestment
Rev. Leah Sandwell-Weiss	Supported Affordable Housing & Neighborhood Reinvestment
Leonard E. Tsasunto	Supported Neighborhood Reinvestment
Gordon Yarrington	Supported Affordable Housing
Jon Miles	Supported Affordable Housing
Laura Tabili	Supported Neighborhood Reinvestment
Frank Thomson	Supported Affordable Housing
Chris Gans	Supported Affordable Housing & Neighborhood Reinvestment
Bob Freitas	Supported Neighborhood Reinvestment
Melanie Martinez	Supported Affordable Housing
Steven Tofel	Supported Affordable Housing

Pete Chalupsky	Supported Affordable Housing
Mary Swaim	Supported Neighborhood Reinvestment
Hermi Cubillas	Supported Neighborhood Reinvestment & Affordable Housing
Lisa Jones	Supported Neighborhood Reinvestment
Constable Bennett Bernal	Supported Neighborhood Reinvestment
Valerie Iverson	Supported Affordable Housing
Mike Rebro	Supported Neighborhood Reinvestment
Gress Lander	Supported Neighborhood Reinvestment

Chairman Hecker explained the planning process that started in 2006 for the next bond election, as well as the bond dollar amounts previously tentatively approved by the Committee compared to the amount for new and resubmitted projects.

MOTION: Don Chatfield moved, seconded by Ted Prezelski, to move the Pima County Affordable Housing program forward at the tentatively approved amount of \$30 million. Brian Flagg requested a friendly amendment, which was accepted, to also move the Pima County Neighborhood Reinvestment program forward at the tentatively approved amount of \$30 million.

Discussion points included:

- Internal audit showed that the previous bond allocations totaling \$15 million for Affordable Housing leveraged \$129 million in other funding.
- Need to address the equity issue.
- Concern regarding whether the responsible jurisdiction or home owners association will fund the \$1,000 operating cost per street light if the installation of street lights are funded under the Neighborhood Reinvestment bond program, and possibility of solar lighting.
- County staff has been directed by the County Administrator to work out the details regarding administration of the Neighborhood Reinvestment program to address outstanding concerns.
- The two oversight committees are the Neighborhood Reinvestment Oversight Committee and the Housing Commission.
- Concern that the Neighborhood Reinvestment program was initiated at \$5 million in 1997 to address projects too small for individual consideration by the Bond Advisory Committee, but now projects often exceed \$500,000.
- Need to create a bond package that appeals to the broader community.

Motion approved 21-0.

B. Resubmittals

Marana Affordable Housing Land Acquisition, Entitlement and Improvement
Marana Neighborhood Reinvestment Housing Stock Retention

The Town of Marana selected to not present these projects.

MOTION: Tom Dunn moved, seconded by Terri Hutts, to move the Marana Affordable Housing and Marana Neighborhood Reinvestment projects forward. Motion approved 21-0.

C. New

Pedestrian Safety and Walkability Improvements
South 12th Avenue Cultural and Culinary Corridor

Pedestrian Safety and Walkability Improvements: Emily Yetman, Executive Director for Living Streets Alliance (LSA), presented this project to the Committee and also provided hard copies of materials to each Committee member.

Discussion points included:

- Has this project been presented to the City of Tucson's bond committee and if so what was there response? Yes, it was presented but they didn't provide a definitive response.
- Could the County Bond Advisory Committee formulate their own project proposal as opposed to responding to requests from others as has typically been the process? Yes they can.
- Suggestion that this Committee consider formulating a proposal that addresses fixing roads, pot holes, sidewalks, lighting, etc. comprehensively. Perhaps an allocation of \$75-\$100 million to be allocated by jurisdiction proportionally to address these needs, which would incorporate the South 12th Avenue and LSA proposals, plus street repair. Funding source could be general obligation bonds of the County or a new dedicated Regional Transportation Authority (RTA) ¼ cent sales tax. The City's \$100 million road repair bond program was estimated to be sufficient to address about 10% of the road repair needs in the City. The County's road repair needs total about \$280 million.
- Concern that the South 12th Avenue improvements have been planned for over and over, but continually lack funding, so the community has to come out otherwise nothing will get done. This is an equity issue again. Why should we fund \$10 million in Oro Valley for a park and not a \$1 million proposal for a gym in South Tucson?
- Bond Committee's adoption of funding to implement the Sonoran Desert Conservation Plan was a turning point in that movement.
- Support for consideration of this proposed comprehensive solution, but reluctant to wait for it to happen. RTA funding is fully allocated for many years, as is transportation improvement funding. Transportation enhancement federal funding is drying up.
- Disagreement regarding the timeline necessary to address this at a comprehensive level. Even if this Committee moved this project forward today, there will still be a planning period before implementation. Implementation of past bond programs have never

taken a significantly long time. Voters come from diverse areas of the County, not just the City of Tucson and downtown Tucson.

- LSA proposes that the County administer the pedestrian program, with input from LSA.
- It was stated that LSA has reached out to other jurisdictions, but that the problem is that currently many jurisdictions have not taken these needs seriously. The proposal involves a carrot and stick approach. The upcoming pedestrian plan update by Pima Association of Governments (PAG) provides an unbiased framework for implementation.

Public Comment:

Suzanne Schafer	Supported pedestrian project
Betts Putnam-Hidalgo	Supported pedestrian project
Kathy Wilson	Supported pedestrian project
Emily Brott	Supported pedestrian project
Clague Van Slyke	Supported pedestrian project
Michael Oatman	Supported pedestrian project
Bruce Hermes	Supported pedestrian project
John Anderson	Supported pedestrian project
Ben Elias	Supported pedestrian project
Tiernay Marsh	Supported pedestrian project
Fred Hartshorn	Supported pedestrian project
Corky Poster	Supported pedestrian project
Mattie Nason	Supported pedestrian project
Theresa Pena	Supported pedestrian project
Maia Ingram	Supported pedestrian project

MOTION: Tom Dunn moved, seconded by Tom Warne, to move the Pedestrian Safety and Walkability Improvements project forward at a to-be-determined amount based on more information. Terri Hutts and Wade McLean requested a friendly amendment, which was accepted, that staff solicit information from the City of Tucson's bond committee and other jurisdictions on this project as well as what the what projects those jurisdictions are willing to cut from their priority list if they support adding this project.

Discussion points on the motion included:

- Concern that it's not just important what jurisdictions think about the project, but is also important what the community thinks about it.
- Comment that RTA did not take care of road repair and other needs for existing roads and suggestion that advocates for this project encourage jurisdictions to start taking care of these types of maintenance issues.
- Recognition of the need for this pedestrian improvement proposal and the comprehensive proposal, but concern that funding it with bond funds will use up too much of the available bond funding capacity for other sorely needed projects like parks.

- Comment that bonds would be an appropriate funding source and the need for pedestrian improvements keeps coming up year after year during different planning efforts.
- Support for carrot and stick approach as jurisdictions are not addressing this issue.
- Support for bond funding as a source of funding to leverage other local and federal funds.
- Recognition that this is part of a larger transportation funding problem that includes a need to increase the gas tax and stop State Legislative sweeps of local transportation funding.
- The need for input from other jurisdictions and recognition that if the Committee funds this \$25 million project it takes pressure off the jurisdictions that should be addressing it.

Chairman Hecker requested a friendly amendment, which was accepted, to ask the County Administrator provide other funding options that may address this need. Mr. Huckelberry responded that the sales tax approach seems more appealing and Phoenix is already doing it. A new initiative for ¼ cent sales tax for these improvements and road repair could generate more like \$250 million to \$500 million, which is more in line with the need than \$25 million is. If the Committee was to ask, Mr. Huckelberry stated that his response would be to tell the Committee about the effort that would be needed for a sales tax election initiative.

- Concern that this is a maintenance issue and is therefore not suitable for bond funding.
- Suggestion that for every bond proposal other funding sources are examined.
- Concern that \$25 million for this effort is not even a band aid for what is really needed.

Chairman Hecker then restated the motion as follows: to move the concept forward without a specific amount tied to it, with a request to the other jurisdictions regarding whether or how they would support the concept, and specifically ask the City of Tucson Bond Committee for its recommendation, and finally that the County Administrator provide us with alternative sources of funding that might be available for this concept.

The maker of the motion accepted this restatement.

Motion approved 20-1.

South 12th Avenue Cultural and Culinary Corridor: Lynne Birkinbine, City of Tucson City Manager's Office, presented this project.

Discussion points included:

- Request for economic development impact numbers (number of new jobs to be created, tax revenues, etc.) as a result of the project.

- Comment that these businesses do serve the entire county and property values and sales tax revenues will go up.
- It was confirmed that all 2.4 miles of the project area are within the City of Tucson.
- Comment that this is an equity issue. Marara has less population and is less stressed than this area but has a significant request for bond funding for a park.
- Call to fund this fully at \$3.1 million
- Past improvements in this area have shown the positive impact additional improvements could have.
- The 25% contingency budget was questioned. Response was that there have been feasibility issues in the past with improving this area and as a result the contingency budget is larger than usual.
- It was confirmed that the area north and south of this 2.4 mile segment was completed with 1997 County HURF funding.

Public Comment:

Jesus Bonillas	Supported S. 12 Avenue project
Alice Templeton	Supported S. 12 Avenue project
Lucio Pineda	Supported S. 12 Avenue project
Dr. Jesus Bernal	Supported S. 12 Avenue project
Benjamin Galaz	Supported S. 12 Avenue project
Ernesto Carrizosa	Supported S. 12 Avenue project
Isabel Montano	Supported S. 12 Avenue project
Ricardo Cazares	Supported S. 12 Avenue project
Marco Figueroa	Supported S. 12 Avenue project
Henry Vega Sr.	Supported S. 12 Avenue project
Margie Mortimer	Supported S. 12 Avenue project
Gris Mariscal	Supported S. 12 Avenue project
Laura Dent	Supported S. 12 Avenue project
Anakarina Rodriguez	Supported S. 12 Avenue project

MOTION: Brian Flagg moved, seconded by Tom Dunn, to move the South 12th Avenue Cultural and Culinary Corridor project forward at \$3.1 million.

- Concern that Committee members not pit areas of the County against each other during funding discussions. There needs to be an understanding that a balance of projects across the region is necessary.
- The food is second to none and the proponents are well organized. But there needs to be a more comprehensive solution.
- This would be a direct return on investment. The project would be in a business area. Many other projects proposed are in residential areas.
- Impressed by speakers, but there needs to be a comprehensive solution.
- It is necessary to understand why this area was left out of the 1997 HURF project area and possible issues concerning lack of right of way that may impact the feasibility of the project.

Motion approved 21-0.

5. Health Projects

A. Tentatively Approved

Pima County North Public Health Center Relocation
Marana Health Clinic Expansion

B. New

Pima County Forensic Science Center Expansion and Remodel – presented by Dr. Greg Hess, Pima County Medical Examiner.

Discussion points:

- 22 percent of autopsies are from other counties and these other counties are charged a cost recovery fee. This Center is the cheapest per capita in the state.
- Although there are a large number of undocumented border crosser deaths, they actually make up less than 1 percent of the total number of bodies that are managed by the center.

MOTION: Michael Lund moved, seconded by Chris Sheafe, to move the Pima County North Public Health Center Relocation project, Marana Health Clinic Expansion, and Pima County Forensic Science Center Expansion and Remodel forward. Motion approved 20-0.

6. Justice and Law Enforcement Projects

A. Sheriff's Department

Drexel Heights Sheriff Substation
North Central Sheriff's Substation

Captain Karl Woodridge presented these projects. It was noted that the Sheriff District Substation System efficiencies and upgrades project was withdrawn. Captain Woodridge clarified that they would consider rehabilitation of existing buildings if the opportunity came about and that the project description sheets could be edited to reflect this.

MOTION: Gary Davidson moved, seconded by Ed Buster, to move the Drexel Heights Sheriff Substation and North Central Sheriff Substation projects forward. Motion approved 20-0.

B. Courts

The Superior Court 9th Floor Renovation project was withdrawn.

Green Valley Courthouse Expansion: Presented by Keith Bee, Presiding Justice of the Peace for Pima County.

Discussion points included:

- Concern that this is a critical need and should be done sooner with perhaps Certificates of Participation.
- Condition of this facility versus downtown justice courts.
- This is a very small facility and security is difficult due to the size.

MOTION: Michael Lund moved, seconded by Ed Buster, to move the Green Valley Courthouse Expansion project forward. Motion approved 16-1.

7. Next Meeting

June 20th at the Arizona River Park Inn. The flood control and general governmental facility projects on the May 16 agenda that were not heard will be placed on the June 20th agenda, along with projects related to job growth, education and workforce training.

It was requested that staff add subtotals by project category to the tables.

8. Call to the Audience

Chuck Catino spoke about helping the Committee to make difficult decisions.

9. Meeting Adjourned

Meeting adjourned at 11:25 a.m.

Note that speaker cards for those members of the audience that selected not to speak are attached to this meeting summary as are petitions submitted at the meeting.