

**August 2015 City of Tucson REAC Meeting**  
**8/20/15**

1. **What are your immediate areas of focus for year one as City Manager?**

Mike has been spending a lot of time with the Council and staff trying to get a greater understanding of all of the things in which the City is involved. In addition he has been reaching out to various homeowners' associations and neighborhood groups to understand their vision of Tucson as well.

◆ Do you see any tweaking opportunities as you review the City's overall budget?

An internal team has been developed to help in the transition and look at issues and magnitude, potential efficiencies that could be gained, potential for increased revenues. The study should be done by late October or early November with plans to go to Mayor & Council in December.

◆ What is the status of the City's reserve fund?

Undetermined at this time.

2. **What is the status of the bus strike? What are the major sticking points?**

It does not seem to be moving forward. They were more optimistic a week ago but talks seem to have broken down. It really comes down to the amount of money the bus drivers want to get paid and the amount of money the City has available to pay.

3. **There are some great economic opportunities for the community that would also result in cash flow to the city.**

◆ What is the status of the Ronstadt process?

◆ What is the status of the City's Houghton Road "Civano" parcel which is being offered for sale?

◆ The City property west of I-10 and south of Cushing was being discussed in 2014 for potential sale. Lately it has not been discussed. Is it moving forward?

◆ Do you see any other significant City owned parcels being sold?

- The Civano parcel was advertised for sale and it appears that there is a good deal of interest. Bids are to be opened 10/26 with a \$5m minimum bid. It is hoped to have this in front of Mayor & Council in mid-November.

- The city has a parcel at I-19 and Irvington in escrow

- There is another parcel at Kino and 22<sup>nd</sup> which has an offer pending.

- Tucson OIP is working on developing a land use for the old Volvo site on Broadway prior to advertising.

- Ronstadt Center has two proposal being considered. The City is now seeking public input which getting technical review.

- 28 acre I-10/Cushing site has been on back burner while dealing with land use and environmental issues. 5 acres is included in PC Bond package for a regional orientation center. This is likely to go to Mayor & Council late this year.

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4. **Now that the Mayor & Council have approved the conceptual Broadway corridor alignment, is the process moving smoothly or is there still a lot of neighborhood friction?**

◆ Mike said he thought it was moving smoothly until he had a recent meeting with some of the area neighbors. The city is focused on moving the project forward in accordance with m/s direction. It appears that the Broadway Coalition is not unified in their ideas as to the ideal future

corridor. Some want nothing disturbed and others feel that investment in the corridor is critical. To make it vibrant.

5. **What is the current status for replacement of vacant City positions:**

- ◆ Police Chief
  - ◆ Water Director
  - ◆ Economic Initiatives
  - ◆ Director of Planning & Development Services and Building Official
- These two positions are currently going thru nationwide search.
- This role may be changed
- How will these two be handled in the interim until replacements are found?  
These two openings are too new to have an answer for yet. Mike indicated that he needed to understand how the groups work and why they are organized the way that they are before he decides how to best fill the openings. He said that he is committed that there will not be any negative impacts to how business is conducted.

6. **What is the status of the IGA for the wheeling agreement with Marana?**

- ◆ Because the City of Tucson Water has water mains throughout much of urban Marana, the lack of IGA means that private property owners have no access to water supply and cannot develop their properties.
- ◆ Negotiation between the Town of Marana (TOM) and Tucson Water (TW) are going well. At this time no active developments within the TW service area are being delayed or withheld due to not having a 'wheeling' agreement. Since January, big meetings have been held about every 2 months with smaller specific team meetings done in between covering data analysis, investigations, and general background and prep topics. Over the past 6 months, a smaller specific team has agreed on the groupings of existing customer inside the Town and validated the total water use of these groups of customers. This agreement on customer groupings is essential for the exchange of water resources that is a cornerstone of past and future TOM / TW agreements. At the last big meeting, held 3 weeks ago, the first draft of an agreement was presented by the TOM attorney to TW and TOM water staff. Comments are now being prepared by both parties.