

From: Sally Stang
To: Michael Ortega; Nicole Ewing-Gavin; jloichinger@achp.gov; Jody Gibbs; Zach R Carter; Jack McLain; Demion Clinco
Date: 10/27/2015 8:26 AM
Subject: Re: Downtown Motor Hotel - concerns regarding fulfillment of stipulations of the Memorandum of Agreement.

Good Morning Mr. Clinco,

The salvage open house was held on 10/16/15 and the salvage event on 10/18/15. The notice of the open house and event was sent 10/8/15 to the HCD project website, to the Compass website and Facebook page, to the Armory Park Neighborhood Association, to the Armory Park Residential Historic Preservation Zone Advisory Board, and to the Ward VI office.

The developer is setting aside bricks as stated in the MOA that will be made available to those interested in the near future.

The terms of the easements for this project are consistent with the other facade and historic sign projects funded by HCD. Copies of the recorded easements will be included in the second quarterly report and posted on HCD's project website.

Sally Stang, Director
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>>> Demion Clinco <demion.clinco@preservetucson.org> 10/26/2015 11:49 AM >>>

Ms. Stang,

I am reaching out because I am very concerned that the detailed stipulations of the Downtown Motor Hotel Section 106 Memorandum of Agreement that was agreed upon and signed as mitigation for damage to Armory Park and Barrio Libre NRHP districts is now being diluted and not fulfilled.

Section: II. Salvage A. Developer will allow owners of historic properties in Armory Park and contractors that specialize in rehabilitation of historic properties the right to salvage building materials, ornamentation, and architectural remains from the Property prior to demolition and only from the buildings scheduled to be demolished. Liability waivers will be required. To this end, the Developer will advertise and host an open house where Armory Park historic property owners and contractors can tour the building to identify specific removable materials to attempt recovery prior to demolition. Developer will engage in reasonable efforts to provide for salvage of the bricks to be set aside for a limited period of time. All materials requested will be made available first to owners of historic properties in Armory Park and then any remaining materials will be made available to contractors that specialize in rehabilitation of historic properties. The on-site Open House will not exceed the first 40 people. Developer will not permit materials contaminated with hazardous materials such as lead or asbestos to be salvaged.

No salvage is occurring on the site as stipulated in the MOA. Instead a demolition contractor is currently demolishing the building and dumping it into a truck.

See attached picture.

Second. I have heard that the conservation easements are not being developed to last in perpetuity, instead are being drafted with short time frames of 5/10/20 years that will then allow the remaining historic fabric to be demolished. This is inconsistent with the MOA and the agreements reached as part of the section 106 process.

I would like to see drafts of these conservation easements - can you please send them as soon as possible.

It is very disturbing that despite an agreed upon signed MOA – the conditions are not being honored.

I look forward to hearing from you as soon as possible on these issues.

Demion Clinco
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