

Ward 6 Staff



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Ward 6 - Newsletter

Tucson First

April 10, 2013

Film Incentive Bill



Many of those in the local film producing community would like to think that we've advanced well beyond this image, and that we (Legislatively) understand that movie and television making is big business and clean industry. Some still aren't getting it.

As I noted last time around, the State killed the Film Incentive Bill again this year. The 'leadership' said it was because they can't give a 'targeted tax break.' Ok, but they did last year for Intel in Chandler, and again this year one is still up for consideration for the insurance industry. The excuse is fake.

So, for a while, I'll be posting the films and television work that is flying over Arizona and ending up in Utah and New Mexico. That's jobs that could have been in Arizona.

Here's what's coming to New Mexico –

This is from the April 4th edition of Deadline Hollywood (an industry trade journal.)

The so-called "Breaking Bad" bill is now law. New Mexico Gov. Susana Martinez today signed the legislation which increases the state's rebate for series television production to 30% of a producer's qualified spend in the state. Feature films will be eligible for a 30% rebate on resident labor if they use a qualified production facility and 25% on all of their other expenses. The law also provides for the roll-over of up to \$10 million in unused funds in each fiscal year. The bill was named after AMC's Breaking Bad, now in its final season, which is filmed at Albuquerque Studios.

And new films that they're seeing:

- The Homesman - Starring: Tommy Lee Jones, Hilary Swank, Meryl Streep.
 - The production will employ over 100 resident crewmembers and over 200 resident principal and background talent.



Important Phone Numbers

Tucson Police
Department

911 or 791-4444
nonemergency

Mayor & Council
Comment Line

791-4700

Neighborhood
Resources

791-4605

Park Wise

791-5071

Water Issues

791-3242

Pima County Animal
Control

243-5900

Street Maintenance

791-3154

Planning and
Development
Services 791-5550

Southwest Gas

889-1888

Gas Emergency/
Gas Leaks

889-1888

West Nile Virus

Hotline

243-7999

Environment

Service

791-3171

Graffiti Removal

792-2489

AZ Game & Fish

628-5376

Continued: A Message From Steve

Enemy Way - Starring: Forest Whitaker.

- The production will employ 70 resident crewmembers and 300 resident principal and background talent.

Force of Execution - Starring: Steven Seagal, Danny Trejo, and Ving Rhames.

- The production will employ 65 resident crewmembers and 300 resident principal and background talent.

Frank - Starring: Michael Fassbender, Domhnall Gleeson, and Maggie Gyllenhaal

- The production will employ 100 resident crewmembers, 500 resident background talent, and 20 resident principal actors including Albuquerque actor Kevin Wiggins (Breaking Bad, Love Ranch)

Television:

Longmire - Starring: Robert Taylor, Lou Diamond Phillips, and Katee Sackhoff

- The production will employ over 175 resident crewmembers and over 200 resident principal and background talent

The Sixth Gun - Starring: Laura Ramsey, W. Earl Brown, Graham McTavish, and Aldis Hodge

- The production will employ at least 100 resident crewmembers, 20 resident principal actors and over 400 resident background talent

Utah films in fiscal year '13:

After Earth - Starring: Will Smith & Jada Smith

- Hired 130 resident crew and cast members
- Spent at least \$400,000 in local accommodations and food during the ten days of filming in Utah.

The Mistletoes - Starring: Tori Spelling and Tia Mowry

- Spent over \$3.6 million on local accommodations and food in Utah.

The Lone Ranger - Starring: Johnny Depp and Armie Hammer

- Projected expenditure of \$9 million in the state of Utah on accommodations, food, etc.

12 Dogs of Christmas II (Sony Pictures)

3 Days in Vegas (Red Tie Films)

Black Jacks (Rogue Satellite Productions)

Christmas Oranges (Mainstay)

Dangerous Words From the Fearless (55 Degree Films)

Darkness (Stranger Than Productions)

Doorway to Heaven

Dr. Fubalous (Hip Hop Doc)

Dragon Warriors: Curse of The Dolvarnoeg (Camera 40)

Electrick Children

Hot Bot

K9 Christmas

The New Testament (LDS Church)



Important Phone Numbers

Senator John
McCain (R)
520-670-6334

Senator Jeff
Flake (R)
520-575-8633

Congressman
Ron Barber (D)
(2nd District)
520-881-3588

Congressman
Raul Grijalva (D)
(3th District)
520-622-6788

Governor Janice
Brewer (R)
Governor of Arizona
602-542-4331
Toll free:
1-800-253-0883

State Legislators
Toll Free
Telephone:
1-800-352-8404
Internet:
www.azleg.gov

Mayor Jonathan
Rothschild
791-4201

City Infoguide
[http://
cms3.tucsonaz.gov/
infoguide](http://cms3.tucsonaz.gov/infoguide)

Night Light

Osombie: the Axis of Evil Dead/ORCS! 2 (Camera 40)
The Mule (Domain Entertainment)
The Ranch

Utah had no TV Series or Pilots - only *Episodics* or, single episodes of existing series.

There you go – well over 3,000 jobs and multiple millions of dollars lost to simple politics up in Phoenix. While our lobbyists worked hard for the bill again, maybe a more frontal approach is what it'll take; that is, listing what we're losing.

I'll be working on this with Shelli Hall from the CVB Film Office. If you would like to lend a hand, the more, the merrier.

B/E Aerospace and American Tire Distributors

On Tuesday we were poised to give approval to the City Manager to begin finalizing development agreements with B/E Aerospace and American Tire. These are jobs that we will see in Tucson in the near future, and that we don't need the State to help with. The two firms are getting final signatures on the contracts.

A few weeks ago we approved a third party financial analysis for each of the proposed expansions by these two companies. The purpose was to ensure the incentives being asked for complied with the State Constitutional Gift Clause that correctly binds jurisdictions to allowing incentives that generate a greater return from the companies making the application. In both of these cases, the jobs created will far exceed the value of the incentives we'll be allowing to kick-start the expansions.

In the case of B/E, they're projecting 265 new jobs with a capital investment of nearly \$7.5M. The average salary of 231 of those new jobs exceeds 150% of the mean annual earnings of the Tucson market. That's the threshold for qualifying for the Primary Jobs Incentives that B/E had applied for.

American Tire will make a capital investment of about \$18M and will be bringing in 30 new jobs, each of which will pay in excess of \$50K.

In the case of both B/E and American, the new jobs will create an expanded tax base and therefore revenue back to not only the region, but to the State. The incentives we are offering to get these jobs include the waiver of some building permit fees and the construction sales taxes.

While it'd be nice to be able to open with both film jobs and these, the additional jobs being created with these two companies softens the blow related to the loss of film work just a little.

Habitat for Humanity

More jobs coming? Possibly, but it'll take some help from you all.

Habitat for Humanity is being short-listed for consideration of a \$25,000 grant from State Farm Neighborhood Assistance. The initial field of over 2,000 candidates has been whittled down to 10% of that, and our own Habitat is still in the running.

The Grant money will be used to continue the wonderful work Habitat is doing in the community. That includes rehabilitation, preservation and some new construction of homes. That means jobs. And it means building a sense of community in the process.

A part of the Grant award is based on you voting in favor of our group. So, just click on the link below, give the application permissions (required), then click on the "Vote" button. It's sort of like Chicago-style voting; you can vote 10 times in a row to show your support for Habitat for Humanity Tucson if you'd like to.

<http://hfht.convio.net/site/R?i=r7yr9urWnaxvaE-KT9dTCQ>

The voting phase is open from now until April 22nd. They'll announce the winners on April 29th. As they say, 'early, and often.'

Returns

Quick note to alert you of a couple of opportunities that come around every once in a while to help you dispose of unwanted items (unlike firearms, these are still allowed by the State.)

On April 27th, there will be a chance for you to dispose of prescription drugs or other medications at either of two drop-off locations. The service is totally anonymous, and it's free. And it might help to prevent an accidental poisoning from the use of outdated drugs.

The drop-off sites are:

- Tucson Police Department Eastside Service Center - 9670 E. Golf Links (just east of Harrison Rd.)
- Westside Service Center - 1310 W. Miracle Mile (northeast corner of Miracle Mile & Flowing Wells)

Both locations will be open from 10am until 2pm. The program is being sponsored by TPD and the U.S. Drug Enforcement Agency.

In addition, Blenman-Elm neighborhood is hosting another hazardous waste disposal event over at the Himmel Park north parking lot on Saturday, April 20th. It'll start at 8am and will last until noon. Most of you have seen and participated in this before, but as a refresher, the sorts of things you can take include, automotive fluids, auto batteries, fluorescent lamps, paint products, pesticides, pool chemicals and more. In addition, RISE Equipment Recycling Center will be there to take electronic equipment off your hands – for a small fee. These include computers, monitors, peripherals, and that kind of stuff.

The ability to carry out these opportunities is volunteer driven. If you can spare some time that morning helping out, please contact Alice Roe @ 795-7310 or email benapresident@gmail.com. Whatever you decide about the 20th, please don't dump any of this into the trash or down your drain. And for that which you do take to Himmel, please make sure it's not leaking.

Centers and Street Corners Exhibit

You may recall the exhibit we had hanging at Ward 6 for several weeks that had to do with transportation and where we travel and how we generally get around in our individual lives. The artist/creator of the exhibit was Bill Mackey. He's going to host another transit related exhibit on April 13, 20 and 27 from 6pm until 9pm each night. It'll be hosted in the empty space just west of Sparkroot (245 E. Congress.)

The nature of this exhibit will be to ask why the physical and social components that make up "centers" and street corners are even relevant - why do we care about "centers?" They'll ask why street corners are so vital to the urban environment? What are the major components involved in creating successful and unsuccessful centers and street corners?

As was the case with the exhibit we hosted, you'll be the one giving the answers. This is art/research/fun.

Some of the exhibits that will be included are entitled GUESS THAT INTERSECTION, DEVELOPMENT DART GAME GREYHOUND OR STUDENTS?, WHERE IS YOUR CENTER?, I AM TUCSON, TO SHOP OR NOT TO SHOP LOCATE THE DIVERSITY and INTERSECTION OVERLAYS.

Bill will be there each of the three evenings. If you enjoyed the transit exhibit, this one will be right up your alley, too.

Grey Water Piping

In June of 2008, the City adopted a requirement that on new homes, grey water piping stub-outs would be installed. By 2010, no permits had been requested for connecting to the outside landscaping. Both building contractors and water conservation advocates (not mutually exclusive groups) agreed that due to the complexities and expense of activating the systems, we should look at some tweaks to the Ordinance to make it more likely people will use it.



Since last December a diverse group of builders, the Community Water Coalition, the Watershed Management Group, Architects, Pima County and the City have been meeting to hammer out some new rules. On Tuesday, we gave direction to move forward with the recommendations that that group brought to us.

Below is a table that will guide the final touches for the changes in the Ordinance. As you can see, there are exclusions based on lot size, a requirement that the systems be gravity fed, and that we use exterior

walls only for clothes washing machines. I believe this is a step in the right direction and am hopeful that with these changes new home buyers will now opt to use the available plumbing options for landscape purposes.

**Table P2601.2
Minimum Gray water fixture requirements**

Available distribution area ^a (square feet)	Gray Water Fixtures ^b
Less than 200	optional
200 to 400	1
400 and greater	At least one plus all bathing fixtures with drainage piping above grade ^c plus all clothes washing machines ^d

- a. Available distribution area is the area of the parcel excluding areas within ten (10) feet of load-bearing foundations, two (2) feet of property lines, utility or drainage easements, driveways, and not covered by permanent impervious surfaces such as parking pads and patios.
- b. For purposes of this section gray water fixtures are defined as bathing fixtures such as bathtubs and showers and clothes washing machines.
- c. For purposes of this section fixtures roughed in below a slab on grade are considered below grade, regardless of the soil elevation on the perimeter of the structure.
- d. Clothes washing machines located in rooms on grade, with no walls common to the exterior of the structure are not required to be supplied with gray water piping

Gadsden Development Agreement

I toyed with the idea of putting into this newsletter a graphic that shows the various blocks of property being addressed in the Development Agreement with the Gadsden Company, but since I lost the vote anyway, and following the various moving parts of the evolving DA is confusing, I'm just going to give a birds-eye description of what we did.

Let me first say that as long as I'm on the Council, I will speak out against any future Development Agreements that are this convoluted and so poorly managed. I do not believe the M&C, and by extension the taxpayers were well served by the way the terms of this Agreement were renegotiated by our legal team. Our role is to be the guardian of your interests and I don't believe allowing an extension of this agreement served that role.

Back in 2008 the Gadsden Group was awarded a DA for development at the west end terminus of the Streetcar line. There was nothing at all wrong with the process by which the agreement was awarded, and the master plan the builders put together was great. And the builders are great guys, too. That's not the question we had to answer on Tuesday, though.

Originally there were four phases to the project. Each phase included the obligation to develop some parcels of land before Gadsden would be allowed to buy the second and subsequent parcels for development. Nearing the end of Phase I, it became clear that Gadsden wouldn't be able to complete their obligations, but a Senior Housing Group from Chicago was interested in building and so we allowed them to flip one parcel scheduled to be developed in a later Phase to Phase I and the SHG project was allowed to constitute Gadsden having met their Phase I requirements. The closing date for the new Phase II parcels is May 13, 2013. By that date the agreement requires certain things of both parties:

- a. Gadsden to pay the City for the cost of Streetcar track improvement made on the west side of I-10 (approximately \$3M.)
- b. Unless another revision in the sequencing of the building is agreed to (this is what the M&C did in fact do on Tuesday,) Gadsden was responsible for purchasing five more parcels for development.
- c. The City was responsible for bringing some land to the south of the developable parcels up to building grade.

First, the City did not do its part on filling in the land to grade. But, based on recent land sales Gadsden has participated in nearby that area, one cannot make the argument that the City's failure to fill 'the hole in the ground' hurts the marketability of the area.

Cutting to the heart of the issue, what M&C approved was to allow Gadsden to buy one parcel instead of five, and with that to pay the City \$795K towards the \$3M Streetcar improvements the City has made, and post bonds that will be paid to the City if they fail to perform in the future phases of the project. One problem I had with that was that by the time of the closing, they will not have finalized contracts for the balance of the funding or for a HUD loan upon which they're relying to build out Phase II. It is the City acting on faith that they'll come through after we sign the amended Agreement.

I understand the efforts they've put in. And yet, I also voted against this because it causes the taxpayers to carry about \$2.2M in Streetcar costs until Gadsden is able to pay in a year

or two. Also, maybe more importantly, it keeps over 10 acres of valuable property tied up and off the market until Gadsden is able to complete obligations to build out the remaining parcels of land. We tout the Streetcar as being an economic driver, and this was an opportunity to test that theory by putting the acreage back on the market and seeing what proposals emerged. We have a significant budget deficit, a part of which will be made up by selling land. This was a chance to put some potentially high dollar ground up for sale at a time we both need it for budget purposes, and at a time when the Streetcar improvements may well have improved the offers we'd have received on the land.

I have shared with several people that the way I write these newsletters is to study the materials on agenda items and then try to translate my position over to writing. If that transition still makes sense, I feel I've learned the material and can defend a vote. I tried to do that in a way that agreed with the proposed changes to this DA and simply couldn't draft a written defense of it that I felt reflected the best interests of the taxpayers, and that put the City in the position of yielding the maximum it can from this land.

And for the record, we all wish the Gadsden guys the best in the future build-out. There was nothing of a personal nature in this vote – it was just business.

Herbert Housing Project

This one makes sense, and is sort of related to Gadsden.

When the Armory Park Senior Housing residents were moved, they moved over to the new SHG project that ended up being used as Phase I of the Gadsden commitment. That left the old Armory Park building vacant and looking for some tenant improvements and new occupants.

A joint venture between Peach Properties and Hulualoa Companies has proposed to build 144 new residential units in the 70K sq/ft space. A part of the financing is that we award them a property tax abatement for eight years. This is the GPLET (Government Property Lease Excise Tax) incentive that we implemented last year.

In order to qualify, the project must undergo an independent third party financial analysis to demonstrate that we're not giving away more in incentives than the taxpayers are gaining in benefits. That's the State Constitutional Gift Clause protection. In this case, the eight years of tax exemptions amount to a \$1.4M benefit to the project, but the combined benefits back to the taxpayers is just under \$2M over that time. Going forward beyond that though, the property is estimated to generate an annual economic impact of just under \$7M (jobs, income taxes, spending in the local area, etc.) So, on Tuesday we gave the go-ahead to staff to begin to put together a lease agreement that will kick-start the GPLET process and get this project moving forward.

The builders and I have met with the surrounding neighbors and there are some legitimate parking and traffic concerns. We'll continue to meet and try to sort through those issues as the project funding and construction gets started.

Budget Woes

One of the reasons I'm very sensitive to the upcoming City Manager's budget proposal is

that the State has adopted yet another piece of legislation that will hit us in the pocket-book. This one is House Bill 2324. It has to do with how we tax commercial property.

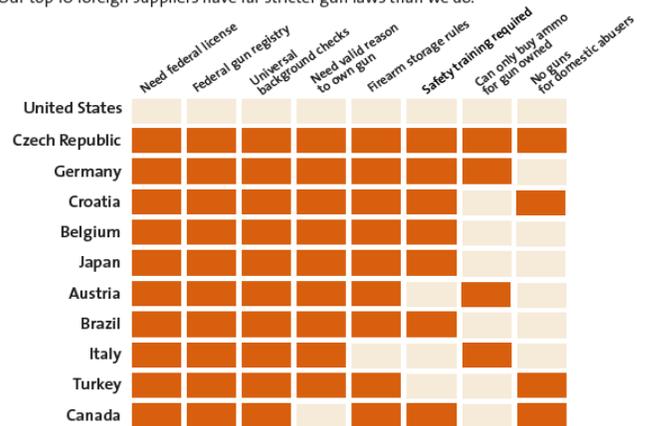
This is a nuanced tax proposal that changes the way we can tax gross income in cases where a business leases property to another business where they have common ownership. Previously the commonalities had to do with voting shares of stock. Our finance people are estimating that about 30% of the businesses have that relationship with a tenant. The change in law will therefore mean a 30% reduction in taxable income. That's in the \$4.4M annual range in taxes otherwise paid to the City that we'll lose out on. The bill was signed by the Governor and will become effective 180 days after the conclusion of this legislative session.

Gun Sales / Legislation

As Congress and the State continue to try to come up with some middle of the road gun control laws, I thought I'd look into how our current laws compare with what exists in other parts of the world. Not that we have to model ourselves after others, but I found the results interesting.

America: A Permissive Gun Market

Our top 10 foreign suppliers have far stricter gun laws than we do.



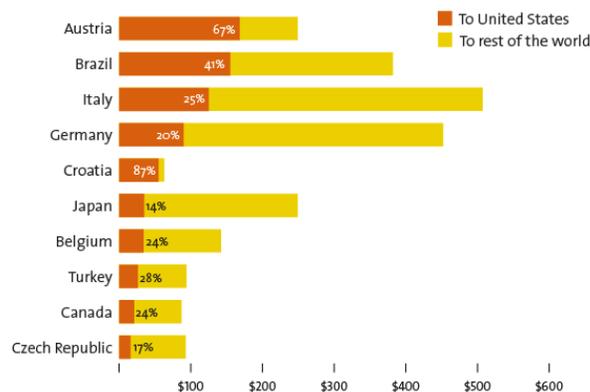
Source: GunPolicy.org

Mother Jones

It was also interesting to see how those countries with such restrictive gun laws rely on us for much of their gun sales. Here's that graph:

The World's Top Gun Customer

Small-arms exports to America vs. the rest of the world, 2009 (value in millions)



Sources: Small Arms Survey, US International Trade Commission

Mother Jones

If the data hadn't been sourced beyond Mother Jones, I'd have questioned its validity. But the US International Trade Commission isn't what one would call an overtly political organization. The numbers speak for themselves.

In 2009, the United States imported 3.9 million guns. That was nearly 16 times more than we exported and they accounted for 43% of the new guns that were made available in our markets that year. So much for the Buy-America slogan that's often heard

among conservative circles. The vast majority of those 3.9 million weapons (Beretta, Glock, Taurus) came from countries with far stricter gun control laws than we have in the United States. And they play in our political system. In 2012, for instance, the Austrian pistol maker Glock funneled \$115,000 to the NRA. That's big bucks to a manufacturer of that caliber (sorry.) As you can see, the new Giffords/Kelly PAC has some tough sledding if they're going to compete with what's entrenched in this debate.

Sincerely,



Steve Kozachik
Council Member, Ward 6
Ward6@tucsonaz.gov

Living Streets Alliance Walkability Assessments – Saturday, April 13

Please join the Living Streets Alliance and the Rincon Heights Neighborhood on Saturday, April 13 as a walkability assessment is conducted. The study will start at 9:00am at the northwest corner of 8th Street and Highland Avenue. Through a series of short, easy walks through the neighborhood, they will analyze and explore the challenges and opportunities in the pedestrian environment. For more information call Evren Sonmez at 440-9131. Please join as we make our community more accessible for our pedestrians.

Garden District Neighborhood Community-Wide Yard Sale – Saturday, April 13

On Saturday, April 13 at 7:00am, numerous households will be participating in this community-wide yard sale. Be sure to visit the neighborhood booth at Jerrie and Pima where all proceeds will go to the GDNA to support our efforts to make a safe, attractive, connected neighborhood. The boundaries of Garden District are Grant to Speedway, Alvernon to Swan. Watch for signs at major intersections and residential streets to locate participants. For a map of the participating households and for more information, please check out the neighborhood website at www.thegardendistrict.org

Arts and Entertainment Events Calendar

This week and next week at the arts and entertainment venues in the Downtown, 4th Avenue, and Main Gate areas . . .

2nd Saturdays Downtown – April 13 8, 4:00pm – 10:30pm

On Saturday, April 13 come Downtown to experience the music, fun, and entertainment of 2nd Saturdays Downtown. For a complete entertainment schedule visit <http://www.2ndsaturdaysdowntown.com/>

Rialto Theatre, 318 E. Congress St.

Wednesday, April 10, 8:00pm. “**GWAR**” all ages.

Friday, April 12, 8:00pm. “**Dropkick Murphys**” all ages.

Saturday, April 13, 8:00pm. “**Modest Mouse**” all ages.

Sunday, April 14, 8:00pm. “**Tegan and Sara**” all ages.

Monday, April 15, 8:00pm. “**Local Natives**” all ages.

www.RialtoTheatre.com

Fox Theatre, 17 W. Congress St.

Friday, April 12, 7:30pm. “**FATS: A Tribute to Fats Domino**”

Saturday, April 13, 7:00pm. “**Second Saturdays Downtown**”

Sunday, April 14, 7:00pm. “**Lila Downs**”

www.FoxTucsonTheatre.org

Temple of Music and Art, 330 S. Scott Ave.

Arizona Theatre Company presents “**Clybourne Park**” by Bruce Norris

Saturday, April 6 – April 27, 2013.

www.arizonatheatre.org

Tucson Convention Center <http://cms3.tucsonaz.gov/tcc/eventcalendar>

Music Hall

Saturday, April 13 and Sunday, April 14. “**The Marriage of Figaro**”

Leo Rich Theatre

Wednesday, April 10, 7:30pm. “AZ Friends of Chamber Music presents: **Ebene Quartet**”

Ongoing

Tucson Museum of Art, 140 N. Main Ave.

Ongoing exhibition, Opening Saturday, January 26 and ending June 16:

“**Desert Grasslands**,” “**Feminina: Images of the Feminine from Latin America**,” and “**Elements in Western Art: Water, Fire, Air, and Earth**”

www.TucsonMuseumofArt.org

Museum of Contemporary Art (MOCA), 265 S. Church Ave.

Current exhibition: “**Peter Young: Capitalist Masterpieces**”

Hours: Wednesday to Sunday, 12:00 to 5:00pm.

www.Moca-Tucson.org

Children's Museum Tucson, 200 S. 6th Ave.

Tuesday - Friday: 9:00am - 5:00pm; Saturdays & Sundays: 10:00am - 5:00pm

www.childrensmuseumtucson.org

The Drawing Studio, 33 S. 6th Ave.

Ongoing Exhibit, Opens March 2 and runs March 30

“The Journey Continues: Pat Frederick, Mikaela Quinn, Roberta Miller”

<http://www.thedrawingstudio.org/>

Jewish History Museum, 564 S. Stone Ave.

Open Wednesday, Thursday, Saturday, and Sunday, 1:00-5:00 and Friday, Noon to 3:00pm

Special hours for school and group tours, for more information call 670-9073

www.jewishhistorymuseum.org

Meet Me at Maynards

A social walk/run through the Downtown area

Every Monday, rain or shine, holidays too!

Maynards Market and Kitchen, 400 N. Toole Avenue, the historic train depot

Check-in begins at 5:15pm.

www.MeetMeatMaynards.com

Tucson Farmers' Market at Maynards

Saturdays 9:00am – 1:00pm

On the plaza at Maynards Market & Kitchen. 400 N Toole in the Historic Train Depot

Santa Cruz Farmers' Market Mercado San Agustin, 100 S. Avenida del Convento

Thursdays, 4:00 – 7:00pm.

For other events in the Downtown/4th Avenue/Main Gate area, visit these sites:

www.MainGateSquare.com

www.FourthAvenue.org

www.DowntownTucson.org

Other Community Events**Loft Cinema** www.loftcinema.com/

Wednesday, April 10, 7:00pm. “Days of Heaven”

Thursday, April 11, 7:00pm. “Searching for Sugar Man”

Saturday, April 13, 9:00pm. “The Evil Dead Trilogy”

Sunday, April 14, 11:00am. “Essential Cinema: Investigation of a Citizen Above Suspicion”

Arizona State Museum – Woven Wonders (beginning April 28)

The Arizona State Museum is debuting a sample of 500 pieces from the world’s largest collection of South-west American Indian basketry (over 25,000 pieces). Visit www.statemuseum.arizona.edu for more information.

UA Mineral Museum – Ongoing

“100 Years of Arizona’s Best: The Minerals that Made the State”

Southern Arizona Transportation Museum – 414 N Toole Ave.

Tuesday – Thursday, Sunday: 11:00am - 3:00pm; Friday & Saturdays: 10:00am - 4:00pm

<http://www.tucsonhistoricdepot.org/>