

Ward 6 Staff



Steve Kozachik



Ann Charles



Diana Amado



Molly Thrasher



Amy Stabler



Ward 6 - Newsletter

TUCSON FIRST

August 22, 2013

Economic Development

The issues of budget, compensation and pensions are all dependent on growing our economic pie if they're going to see a positive result. Those are the topics I've addressed in the 'issues papers' already presented this week. As I've noted, I want to use this week to urge you to vote in next week's Primary election, and do that by describing the complexities of the issues we're facing.

Since my election in 2009, I am gratified to see a significant amount of private sector development going vertical, largely in the downtown core. While there are multiple reasons for that, much of it has to do with incentives and some streamlining in the economic development process that I'm proud to have advocated.

First let me suggest that businesses need a trained workforce. Where there exists a talent gap, a business won't expand or relocate to that area, regardless of the incentives. They need workers. To that end, I have begun to reach out to both our new TUSD Superintendent, and our new PCC Chancellor as a way of demonstrating support for their work, and for their institutions. Education is economic development – one step removed. Join us for a meet and greet of both of those gentlemen on September 5th at 5:30 at the Ward 6 office.

But at the end of the day, we're competing with peer jurisdictions. Businesses will rightfully compare incentives that will directly impact their bottom line, especially in the early years of the business when they're trying to become established and build a customer base. Here are areas I've championed during the past four years:

- A) We have streamlined our development agreement template – no longer re-inventing the wheel each time a prospect comes to the table.
- B) We have economic development staff in both the City Manager and the Mayor's offices. Businesses need a 'go-to' person who can receive and review their business plans.
- C) We have streamlined the land use code. The rules of the game have to be clear and comprehensible to those who want to get into the game.
- D) We established a Central Business District. With that, prospects can apply for certain tax incentives that are geared to reducing out of pocket costs in the early years of operation while the business establishes itself.
- E) We have put together an economic development 'took-kit' that prospects can review with our economic development staff to find which incentives



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

they're eligible for.

- F) We put together a Primary Jobs Incentive package that allows qualified businesses exemption from certain permitting and other fees.
- G) We're putting together a Safe Harbor set of guidelines that will allow businesses to stay open, or new businesses to reuse existing buildings that lay in the path of future road widening.
- H) We fixed the Certificate of Occupancy mess that existed when I took office. Businesses now have clarity in terms of their obligations for gaining a CofO that will allow them to open their doors to customers.
- I) We are now conducting concurrent plan review. This speeds up the process of getting construction documents through our planning department, and ultimately getting businesses open.
- J) We now offer an ombudsman in the planning department to assist business prospects through the system of plan review and permitting.

In each of these cases, we weigh the incentives being offered against the requirements of the State Constitutional Gift Clause that simply states we cannot give away in incentives more than what the taxpayers are getting in return. That means, we can't give away your money without getting more back in return. To test that before any incentives are offered in a contract, we send out the business plan involved to an independent third party for an economic analysis. The process is depoliticized, as it should be.

And in the Ward 6 office, our hope and intent is to find a path of least resistance to a 'yes' when becoming involved with business concerns. We have countless numbers of meetings with prospects, and with existing business operators geared to helping balance their needs with the rights of other stake holders who may be impacted by the operation of the business. Routinely I'm bringing multiple groups into meetings together in an effort to see where the overlapping interests intersect, and working towards a solution from there.

Building our economy has multiple components, and there's no reason we shouldn't begin consideration of each new opportunity with the hope that we'll work out a mutually good outcome. A successful business is also a community partner. We're all in this together.

After having gone through a significant economic downturn, we all recognize the importance of responsible private sector growth. Responsible implies that we sometimes need to bring multiple, sometimes competing voices to the table early in the design development process in an effort to find common ground. That's the commitment you have from me – and it's the approach you've seen from me during the past four years.

Upcoming "issues"

Friday - Land Use

Monday - Spending Limit Proposition

Tuesday – Advocacy

And remember, at 5:30 on the 26th, the day before the Primary, I'll be hosting a Council-on-the-Corner meet/greet at



located at Speedway and Swan. Come and bring your own suggestions on how to kick start the local economy. If you own and operate a business, I'm particularly interested in hearing what you have to suggest in terms of making the City processes more user friendly.

****Don't forget to vote***
Primary Election is Tuesday August 27th, 2013*

Sincerely,

Steve Kozachik
Council Member, Ward 6
ward6@tucsonaz.gov



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)