

Ward 6 Staff



Steve Kozachik
Council Member



Ann Charles



Teresa Smith



Bonnie Medler



Diana Amado



Molly Thrasher



Ward 6 - Newsletter

Tucson First

November 21, 2012



On Sunday, Sgt. Robert Carpenter, a 12 year veteran of TPD was shot while investigating a mid-town home alarm that had been tripped. Just hours after the incident I met his very gracious wife and 18 year old son at the hospital. Sgt. Carpenter also has a 14 year old daughter who was with friends in another part of the hospital ward.

It's Thanksgiving week – I mention his family because we too often don't think about the fact that the men and women who put on our public safety uniforms every day are leaving wives or husbands, sons, daughters, and other loved ones at home while they go off to work. The "Thank a Cop" bumper sticker is something we need to take to heart.

I'll get to the budget item below, but my goal in that is to give our police and other public safety workers a competitive advantage over the bad guys and other threats they face on our behalf on a regular basis.

We at the Ward 6 office send God's best to Rob, and to the Carpenter family.

Budget

Ok, so how about that budget? On Tuesday we got our first glimpse at how the early numbers are looking. This is very preliminary (first quarter) so they'll certainly change, but our finance folks do a great job of giving us a running tally of how things are developing.

Our sales tax revenue is up over last year's numbers, but that has been offset by drops in other revenue sources so that we're basically treading water on the revenue side right now.

Expenditures are a problem. We're able to pass along the 1% COLA to workers that was promised last year, but primarily due to increases in both overtime costs (public safety) and pension obligations, we're losing ground on this side of the ledger. The overtime issue is a combination of coverage for unique events, exacerbated by our being understaffed in police, fire and 911. The pension obligations can only be adjusted for new hires, not existing or already retired workers. That means our ability to take significantly large steps in that line item is legally restricted.

We have a General Fund balance in what is called the "assigned" category (money we have assigned to specific uses) of \$18.1M. Some of that will be used to avoid having to restructure our debt again this year, we'll put \$3.8M into technology im-



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

provements and about \$1M for long needed vehicle replacements.

We have to balance our budget each fiscal year. Last year we used debt restructuring to help achieve that. We cannot do that again this year or it'll hurt our credit rating – a factor that will end up costing us more in interest rates and be a net negative. So, while we're legally balanced, we're structurally still out of balance. Staff will continue to watch the numbers as we get closer to the budget discussions so we have a good set of trend lines from which to begin those talks.

...the answer is to grow the economic pie.

Primary Jobs Incentive Program

In August, 2011 we adopted a Primary Jobs Incentive Program that is intended to attract high paying employers to the community. On Tuesday we welcomed the first two applicants under the umbrella of that program, B/E Aerospace, and American Tire Distributors.



In order to qualify for our incentive, the employer making application has to be making an investment of over \$5M in new or expanded facilities within the City Limits, create at least 25 new jobs that pay an average of at least 150% of the mean annual earnings for the Tucson area, and pay 75% of each employee's healthcare costs. If they meet those criteria, they're eligible for waivers of some portion of the City building permit fees and the allocation of construction sales taxes to infrastructure, job training programs or offsets to impact fees.

Both B/E and American hit the targets.

B/E Aerospace is a worldwide leading manufacturer of aircraft passenger cabin interior products for both commercial and business jet aircraft markets. With the two phase expansion they're proposing, they'll invest over \$7M into their facility and add at least 110 new direct jobs, half of which will exceed the PJI target of 150% mean income. Over five years, the anticipated tax revenues generated to the region by this expansion will bump \$1M.

American Tire Distributors is the world's largest independent supplier of tires to the replacement tire market. They're planning an \$18M capital investment into the Tucson facility that will yield 30 new jobs with an average salary in excess of \$50K, 27 paying 75%



Important Phone Numbers

Senator John
McCain (R)
520-670-6334

Senator Jon Kyl (R)
520-575-8633

Congressman
Ron Barber (D)
(8th District)
520-881-3588

Congressman
Raul Grijalva (D)
(7th 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)

of the health benefits and 15 in excess of the 150% of the mean Tucson income. The five year projection for taxes to the region is just under \$700K.

There are ways economic analyses factor in other impacts (called the multiplier effect) that include jobs “supported” by the expansion, and the economic effect of those jobs. I don’t like to rely on those projections because they’re speculative (how many groceries will employees buy, how much will they spend in the entertainment area, tobacco products, gasoline, etc?) Those effects are called the “Total Impact”. For B/E, that impact is speculated to be over \$9M over five years. For American Tire, it’s over \$5M over five years. While I realize that there will be collateral benefits to the new jobs being created, I’d much rather simply report the direct impacts and thank the companies for what we know and can count on. The rest is gravy.

We’re pleased to announce these new jobs, the new capital investments, the construction and material supplier jobs that will result, and this good news that supports economists’ projections that we’re pulling out of the recession.

More Jobs – Ribbon Cutting



Do you remember the old Mervyn’s on Broadway and Craycroft? On Friday of last week, Nancy McClure invited me to participate in a ribbon cutting that raises the flag of a new Stein Mart, a soon to open Hobby Lobby, Vitamin Shoppe, Mattress Firm and some others still to be announced at that intersection. In addition to the construction jobs that are right now involved in the work, these businesses will activate that corner with in excess of another 100 jobs by around the first of the year. Stein Mart is open right now.



In addition to Nancy and CBRE, the people who really should have been cutting that ribbon are the Bensen Capital Partners folks (shown in the photo,) Herschman Architects (local,) W-E O’Neil (local,) Lazarus, Silvyn and Bangs (local,) and National Bank of Arizona.

Most importantly are the workers who are out there making all of the eye candy go vertical. It’s great to see this long awaited project finally coming up out of the ground.

...and more “pie” (getting you in the mood for Thanksgiving pie)

Paradise Bakery-Café Opening

More jobs – more confidence in the Tucson market and how we’re reaching out to businesses to become a part of the community. On Monday, Paradise Bakery-Café opened in a sort of weeklong grand opening celebration over on Grant and Swan.



They’ll have give-aways all week, both inside and patio seating options for a total occupancy of about 125. They have two other locations in Tucson, but this will be the first one to include a “four seasons” room – an interior seating area that can be opened up to the outside to change the ambience.

More jobs – more activating spaces along some of the arterials that have needed to see some life for far too long.

Film Incentive Update

At a recent forum in which I participated in support of the Film Incentive jobs bill that many of us are urging at the State legislative level this term, I sat beside Michael Kucharo, President of the Arizona Film and Media Coalition. This guy knows his stuff, and we’re fortunate to have him on our team as we advocate for the renewal of an incentive.

Michael recently shared that Arizona was once the location of choice for Hollywood productions that included a variety of shows, ranging from “Oklahoma!” to “Revenge of the Nerds”. Now, competing with adjacent States who offer the industry some incentive packages, we’re losing roughly \$250 million a year in production dollars simply because we lack tax incentives.

New Mexico offers a 25 percent refundable tax credit with a \$50 million cap for productions such as feature films, television, animation, commercials and video games. The package that was in front of the Arizona legislature last session didn’t go quite that far, but we’re closer in proximity to the LA producers, we have the environmental factors they want, and we still have a talent pool to draw from. That last factor is in jeopardy though if we don’t act this time around up in Phoenix.

In a recent news release put out by Shelli Hall of the VisitTucson Film Office, she reported that F. Miguel Valenti, Lincoln Professor of Ethics at Arizona State University’s Herberger Institute for Design and the Arts, said Arizona’s film industry not only limits internship opportunities for students but also deters new workers who can rebuild the industry here. We still have a full crew up in the Phoenix area, and we have plenty of talent here in Tucson, but they’ll go where the work is.

Mr. Valenti is quoted in that release as having said this: “We’re spending time, money and energy educating these kids. We’re turning out some great filmmakers and the first thing they’re doing is getting on a bus out of here, so it is a tragedy from an educational point of view.”

As I’ve been saying – this is a jobs bill, and everything else beyond that is an added benefit. Now that the elections are over, we’ll be ramping up the contacts with the new legislators to see if we can get this bill in front of the Governor early in the session.

...another helping on the jobs plate –

Broadway City Owned Properties

We met last week with a variety of City staffers, along with the RTA to talk about how to

maintain and activate some of the properties the City has purchased along the north side of Broadway, in what has been the expected Right of Way for the widening of that roadway. As you probably know, the final cross-width of the road is still under discussion, so what I've done is raise the issue of how we preserve, maintain and put into use the structures that were purchased, starting way back in 1987.

There are 39 "tax codes" represented in what the City now owns along Broadway, between Euclid and Country Club. That amounts to 18 actual properties. Some of it is vacant land, some of it's not habitable, and some of it could be used if someone was willing to put in some tenant improvements. We had a spirited discussion about how to identify appropriate uses, and how to responsibly use taxpayer money on the properties. There will be a different answer to each of those issues pretty much on a property-by-property basis.

The opening attitude on these properties has to be how we can get to a "Yes" in terms of activating them.

It needs to be said that staff has not been buying these properties on their own without any direction from mayor and councils dating back over the last two-plus decades. What has been assumed is that we're just going to widen the roadway and therefore we'll buy properties when they became available. Late last year, I asked that we cease that practice until we have a cross-width identified.

Coming out of the meeting last week was direction to staff to make a concerted effort to maintain the properties so they don't drag down the appearance of the corridor, and to actively market those properties that have the potential for commercial (or non-profit) uses. There were several business owners and other interested residents present at the meeting and what we're going to do is to organize some Open Houses at some of the properties and invite prospects to come and tour them with an eye towards how they might fit a vision that City staff isn't able to see. That's not an insult to staff, it's just a new and different set of eyes.

Along this same line, I've requested a study session presentation for December 4th by the Drachman Institute on the topic of Context Sensitive Solutions. That's a design concept in which the context of the roadway – necessarily including the surrounding land uses – guides the discussion of how a given corridor is designed. It's more of an outside-in approach than one that assumes autos first, and the remainder of the corridor design falls in behind that assumption.

Look for announcements about the Open Houses – we're hoping that multiple prospective tenants come and look over the buildings, bringing their creative eyes and visions so we can get some tenants into spaces that are now empty and simply serving as crime and graffiti magnets.

Tucson vs. Phoenix

...and yet more good news for the Tucson region.

Last week, AAA Arizona added the Casino del Sol resort to its list of 4-Diamond rated properties, a designation that puts the Tucson and surrounding region ahead of Phoenix in the number of that level of hotel/resort. We now have 12 properties listed, Phoenix has 11. The full list includes the Arizona Inn (a favorite of mine – Ward 6,) the Main Dining room at the Arizona Inn, Casino del Sol, Loews Ventana Canyon, Omni Tucson National Resort, The Lodge at Ventana Canyon, The Westin la Paloma Resort & Spa, the Westward Look

Wyndham Grand Resort & Spa, Anthony's in the Catalinas, Gold restaurant at Westward Look, Primo restaurant at the Marriott Starr Pass Resort & Spa, and The Grill at Hacienda del Sol.

The AAA makes these ratings based on anonymous visits to the properties by inspectors who do the on-site evaluations. It's one of the oldest and most respected rating systems in the Country, and certainly in the industry.

We're doing pretty well – and beating the folks up north at pretty much anything is nice.

Jobs and Roads

I was wrong about Prop 409. I thought the voters would reject it based on the projected increase in property taxes and the image of City government that has grown up over the past several years. I'm pleasantly surprised that it passed. Now we have a dedicated funding source for the next five years for road reconstruction.

The final tally looked like this:

Choice	Votes	Percent
YES	72,333	50.33%
NO	71,397	49.67%
Total	143,730	

The fact that it was so close means that my concerns over the trust issue weren't far off the mark. The electorate is pretty much evenly divided on the issue, and so now it is incumbent on us as a governing body to ensure the dollars that are coming out of your pocket are spent in exactly the manner we told you they would be.

There will be formed a bond oversight committee. That group's job will be to make sure the money goes where it belongs, not to lobby for particular neighborhoods to be included in the repairs. The decision as to where the money is going to be spent is up to the civil engineers in TDOT and their consultants. As soon as we politicize it and try to grab little slices for ourselves, we lose track of the commitment we made that this would be an objective and open process.

Jobs – the local economy will benefit from the passage of this Bond proposal by the use of local construction crews, local materials suppliers and local equipment providers. The work is not going to be done by TDOT. You'll still see those crews out in your neighborhoods doing the routine maintenance work that is still going to be covered with our HURF allocations, but the Bond work is going to the private sector.

The next step will be the formation of the Bond oversight committee. I thought it was a mistake for us to vote to allow each Ward office to appoint a member of that committee. Anything that looks as though it will politicize the process is a mistake, in my opinion. For that reason, when it comes to that appointment, I will defer my selection to the experts in TDOT and the City Manager's Office, with the stipulation that the person they select must bring with him/her a background in civil engineering or road reconstruction and/or maintenance. I will also commit to making the review of the progress a regular and recur-

ring study session update, just as we have with the Streetcar. This can't fall off the radar screen – you've entrusted us with your money. We owe it to you to show you how it's being spent.

Streetcar

And speaking of the Streetcar, last week we were advised that Oregon Iron Works has run into trouble with the design, testing and production of the Portland vehicles. Those are ahead of us in the queue. In response to that, OIW has shifted the bulk of their staff over to focus entirely on the Portland production. That means unless they resolve the issues related to those vehicles quickly, we'll likely see some slippage in the delivery of our vehicles.

I only mention this because we have got to do a better job of managing expectations as to the schedule and budget related to this project. We might still end up getting our vehicles on time. But every signal we're receiving makes that projection somewhat of a dice roll. That's nothing to be hidden from you – in fact, if they resolve the design issues on the Portland vehicles, we'll benefit down the road in how well ours function. But that might take more time than what we were told.

What we cannot do is to force OIW to speed up our production by doubling shifts, spending overtime or adding crews who may not be expert in the field. In fact, none of them are particularly "expert" since this is a new venture for the company. Remember, they were selected based on an "American made" pitch – but there aren't any American companies currently producing modern streetcars, so this is pretty much a beta-test for them as they go through this process.

We have a budget issue – re-read the second part of today's newsletter as a reminder. We cannot obligate more O&M for the streetcar than what we're already going to be having to absorb. Depending on ridership, that number could be in excess of \$3M that will eventually hit the General Fund. We're still negotiating with other entities for their participation, so that number could come down. It will increase though if we have to take on extra debt to cover issues still to be resolved during construction. So all of this is in flux, and you simply deserve to know that staff is working diligently with OIW to make sure our interests are being served, budget is being considered, and we're not demanding a particular delivery date at the expense of possibly sacrificing quality.

The local construction effort will continue. If the cars aren't here, no harm/no foul. I just want an honest management of your expectations by all parties involved.

Tucson/Mexico Economic Development Specialist

The City Manager's office is adding a liaison to Mexico in the economic development area on his side of the 10th floor. This is a very important position that holds the potential of opening up some significant doors between Tucson and our Mexican trading partners. More jobs, this time on both sides of the border.

Here is a link to the job description. If you've got the credentials, please apply. I'm hoping that we see lots of very well qualified applicants.

<http://www.tucsonaz.gov/sigma/JobDetails.aspx?Postings=4696>

IDA Mortgage Program

On another upbeat note, on Tuesday we approved the issuance of \$10M for a mortgage support program that will be administered by the Industrial Development Authority of both Tucson and Pima County.

What this is, is a loan fund that the IDA offers to qualifying low and moderate income homebuyers throughout Tucson and Pima County. It offers down-payment assistance in the form of a grant that does not have to be repaid, of what is equal to 4% of the total loan amount. In return, the buyer agrees to a slightly higher interest rate on the home loan. The purpose is to help people get into homes who otherwise wouldn't be able to simply because of their inability to come up with the down payment cash.

The item we approved is an intergovernmental agreement with the County IDA. The loans have to be from approved lending institutions. The availability is yet another in the series of signs that we're taking some positive economic steps. If you'd like more information on these grants, check out www.tucsonida.com.

Grey Water Systems

In the Sunday Star, there was a brief article that described us considering eliminating the requirement for the infrastructure for grey water systems on single and two family new homes. I support eliminating that requirement. We have had it in place since 2008, over 800 new homes have been built with that added requirement, and zero permits have been applied for by the new homeowners. There are multiple reasons for that.

Each of the new homes built with the stubbed out system have cost from \$500 to \$1,500 more as a result of the Ordinance.

One reason nobody has put their own money into installing the full system is the cost for the system. That can cost as much as \$2000, depending on the extent of their needs. Another reason is that if you've got a small, infill lot, the use of the grey water on your lot holds the potential of compromising the foundation of your home. Builders are irresponsible if they do not advise people of that fact. For larger lots, most of them are already desert landscaped, so there isn't the need for such a system.

Probably the most important factor to consider though is that by having a grey water irrigation system installed, there is a very real probability that use of potable water will increase in order to flush the sewer system of solids. As we redirect grey water from the sewage flow, since our sewer system already operates at a water deficit each year and is gravity based (pipes have to be angled downward in order to allow gravity to move the solids through the system) as we use more and more water-efficient plumbing fixtures, the rate of flow is diminished, and is exacerbated by removing the grey water capacity for irrigation. That means the County will have to transport potable water into the system to accelerate the flow and cleanse the system. From the standpoint of preserving our potable water sources, requiring the grey water systems (if anybody ever decides to use them) is a net negative.

There has been a very open and public process going on for the consideration of this issue. The Tucson-Pima County Joint Code Committee voted unanimously last summer to recommend repeal. There was nothing covert about how that Committee conducted their study of this issue. To suggest otherwise is reinventing history.

This is an issue that should have the support of people who are concerned with the preservation of our potable water supply, and those who want to see the health restored to our new home building sector. The Star article drew lines in the sand that would suggest otherwise – it's "environmentalists" vs. "home builders". I believe in this case, that's a false dichotomy. Things aren't generally as black-and-white as are sometimes described in the

newspaper.

Broken Desert – Land and Sea

On a related topic, if you have guests in town for the holidays, the Arizona Museum of Art has an interesting display up through the end of the year that describes our impact on the desert environment. Its part of their “Desert Initiative”, a five-State, four desert look at some of the issues related to the Sonoran, Chihuahuan, Mohave and Great Basin deserts.

The museum is located on the UA campus, at the SE corner of Park and Speedway. They’re closed on Monday’s.

If you’d like more information, either call 621.7567, or their web site is www.artmuseum.arizona.edu.

And from all of us at the Ward 6 office, enjoy your Thanksgiving –



Sincerely,

A handwritten signature in black ink that reads "Steve Kozachik". The signature is written in a cursive, flowing style.

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

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 . . .

Fox Theatre, 17 W. Congress St.

Saturday, November 24, 8:00pm. “**Bela Fleck and the Marcus Roberts Trio**”

Sunday, November 25, 2:00pm. “**Alice’s Restaurant**”

www.FoxTucsonTheatre.org

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

Arizona Theatre Company presents “**Jane Austen’s Emma**” by Paul Gordon

Saturday, December 1 – December 22, 2012.

www.arizonatheatre.org

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

Tucson Music Hall

Wednesday, November 21 through Sunday, November 25. “**Anything Goes**”

Arena

Wednesday, November 21 through Sunday, November 25. “**Cirque du Soleil - Dralion**”

Ongoing

Tucson Museum of Art, 140 N. Main Ave.

Ongoing exhibition, Opening Saturday, October 6 and ending January 20:

“**Barbara Rogers: The Imperative of Beauty, A Fifty-Year Retrospective**”

www.TucsonMuseumofArt.org

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

Current exhibition: **The AIR Show & Vinjon Global Corp: Quietly Taking Over the World**

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 November 10 and runs December 15

“**Small Wonders**”

<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.

Science Downtown: Mars + Beyond 300 E. Congress St.

Open by appointment only

2nd Saturday of each month, extended hours to 5:00pm – 9:00pm<http://www.sciencedowntown.org/index.html>For other events in the Downtown/4th Avenue/Main Gate area, visit these sites:www.MainGateSquare.comwww.FourthAvenue.orgwww.DowntownTucson.com**Other Community Events****UA Mineral Museum – Ongoing**

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

Flandrau Science CenterJoin the Flandrau Planetarium on the University of Arizona Campus for their weekly Planetarium and Laser Show. Call (520) 621-4516 or visit www.flandrau.org/ for events and information.**Trees for Tucson - \$2.00 Discount until December 1**Now through December 1, Trees for Tucson is offering Tucson Electric Power customers \$2.00 off each home shade tree purchased through their home shade tree program. The trees must be within 15 feet of the west, south, or east side of the home. Visit www.treesfortucson.org or call (520) 791-3109 for more information.

PUMPKIN-CHOCOLATE CHIP LOAF

PREPARATION TIME: 1 hour, 30 minutes

YIELD: 2 loaves

3 cups flour
3 cups sugar
2 teaspoons baking soda
½ teaspoon baking powder
1 teaspoon salt
1 teaspoon cloves
1 teaspoon allspice
1 teaspoon cinnamon
1 cup oil
4 eggs
¾ cup water
2 cups canned pumpkin
1 12-ounce package chocolate chips

Mix together all ingredients except pumpkin and chocolate chips. Blend well. Add pumpkin to mixture and then fold in chocolate chips. Divide mixture between 2 greased and floured 9 x 5 x 3-inch loaf pans. Bake at 325 degrees for 1 hour, 15 minutes.

Very rich. Great with a dollop of whipped cream or a scoop of ice cream.