

**RIO SALADO CROSSING MULTI-PURPOSE FACILITIES DISTRICT  
BOARD OF DIRECTORS' MEETING**

The Board of Directors of the Rio Salado Crossing Multi-purpose Facilities District met in a Board Meeting in the City of Mesa Lower Level Council Chambers, 57 East 1st Street, Mesa, Arizona, on December 22, 1998 at 5:01 p.m.

BOARD PRESENT	MESA COUNCIL PRESENT	OTHERS PRESENT
Marty Whalen, Chairman	Jim Davidson	Dana Belknap
Pat Gilbert	Keno Hawker	Michael Bidwill
Marjorie Heckman	Dennis Kavanaugh	Robert Brinton
Dave Johnston		Charlie Deaton
Jim Lykins	STAFF PRESENT	Gary Pettit
Roseann Sweet		Scott Rugby
	Linda Crocker	Robbie Sherwood
BOARD ABSENT	Jerry Dillehay	Bill Sims
	Mike Hutchinson	Fred Williams
None	Barbara Jones	Others
	Andrea Rasizer	
	Jenny Sheppard	
	Larry Woolf	
	Others	

Chairman Whalen advised that members of the press present at the meeting have requested copies of a draft term point sheet which was delivered by the Cardinals' attorney to Legal Advisor Bill Sims for distribution to the Board last Friday. Mr. Whalen requested that Mr. Sims provide the Boardmembers with an opinion relative to the release of the requested information.

Mr. Sims responded to Chairman Whalen's request and stated the opinion that since the draft term point sheet is not the product of negotiation efforts, the material may be released to the members of the press. Mr. Sims added that Cardinals' legal advisors are also considering this issue and will provide input relative to whether they believe the information should be made public. Mr. Sims requested that the Board postpone an announcement relative to whether the documents will be released pending input from the Arizona Cardinals' attorneys.

Chairman Whalen and the members of the Board concurred with Mr. Sims' recommendation.

1. Discuss and consider a stadium use agreement

Chairman Whalen indicated that contents of the draft term point sheet referred to above has been reviewed by the members of the Board who have determined that the draft proposal is not acceptable and requires extensive revisions. Chairman Whalen recommended that the members of the Board provide input to the Use Agreement Negotiations Committee in an effort to develop a comprehensive proposal over the weekend in anticipation of scheduling a meeting with the Cardinals for Tuesday, December 29, 1998.

Boardmember Johnston expressed concern relative to the fact that the proposed time schedule is very limited for the amount of work that remains to be accomplished. Boardmember Johnston commented that input has to be provided to the each of the respective Councils and citizen input

must also be solicited prior to proceeding with any proposal. Boardmember Johnston added that although significant progress has been made regarding the financing plan for the project, the proposed use agreement requires extensive work and must be addressed as quickly as possible.

Chairman Whalen concurred with Boardmember Johnston's remarks and stated the opinion that efforts should be expended to develop a mutually agreed upon proposal for the Councils to review. Chairman Whalen expressed the opinion that an additional week will be required in order to accomplish this goal.

Boardmember Gilbert indicated that he is willing to voice his thoughts on the proposed agreement to Mr. Sims in an effort to develop an acceptable agreement but stressed the importance of developing a revised proposal by Tuesday, December 29, 1998 for final review and discussion by the Board on Wednesday, December 30, 1998.

Boardmember Gilbert stated the opinion that the City of Mesa should schedule one or possibly two public hearings to solicit public input on this issue prior to January 14, 1999, Mesa's cutoff date for placement of the issue on the ballot.

Mr. Sims commented that the Arizona Cardinals' legal advisors concur that the draft term point sheet may be released to the members of the press based on the fact that the document is not the result of any deliberations and/or negotiation efforts.

Chairman Whalen directed staff to provide copies of the requested documents to the members of the press present at the meeting.

2. Discuss and consider the financing plan and land use plan.

Assistant City Manager Mike Hutchinson advised that this item has been placed on the agenda to provide Boardmembers with an additional opportunity to pose questions regarding the financing and land use plans. Mr. Hutchinson added that representatives of Ernst & Young are present at the meeting to respond to questions and to provide a brief synopsis of their involvement in the project.

Representatives of the firm Ernst & Young referred to materials distributed to the Board and highlighted a brief overview of their participation in the Rio Salado Crossings project.

Discussion ensued relative to the fact that a majority of outstanding issues have been resolved and that the two remaining issues include: 1) the size of the retail project and 2) the size of the office component.

Representatives from Ernst & Young responded to questions posed by the Boardmembers relative to the financing and land use plans.

3. Discuss and consider the format and recommendation of the final report to the City Councils of Mesa, Gilbert and Queen Creek.

Assistant City Manager Mike Hutchinson outlined a proposed schedule and noted that a final report would be forwarded to the respective Councils. Mr. Hutchinson stated that the Chairmen would meet in a study session format with the City Councils the first week in January with two meetings on January 5th, the first at a Study Session in Mesa and the second in the Town of Gilbert. Mr. Hutchinson added that the Queen Creek Town Council will meet on January 6th. Mr. Hutchinson stated that the proposed schedule will allow time for the Board to respond to

various questions which will undoubtedly be posed by the various Councils. Mr. Hutchinson advised that the target date for moving forward with the election is Thursday, January 14, 1999 for Mesa (moved from the 18th because of the Martin Luther King holiday). Mr. Hutchinson noted that action by the Gilbert Town Council will occur at their regularly scheduled meeting on January 19th and the Town of Queen Creek's Council will consider this item at their regularly scheduled meeting on January 20, 1999.

4. General information and schedule future meeting.

Chairman Whalen advised that per previous discussion, the next meeting of the Board of Directors will be held on Wednesday, December 30, 1998 at 9:30 a.m.

5. Adjournment.

Without objection, the meeting adjourned at 6:03 p.m.

Carried unanimously.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Board of Directors' Meeting held on the 22nd day of December 1998. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this \_\_\_\_\_ day of December, 1998

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JIM LYKINS, BOARD SECRETARY