

Minutes of the Regular Agenda Meeting of the Mayor and Council of the City of South Tucson, Arizona, held Tuesday, October 17, 2023, at 6:00 p.m., at the City of South Tucson Council Chambers, 1601 S. 6th Avenue, South Tucson, Arizona.

Staff Present: Veronica Moreno, Interim City Manager
Lourdes Aguirre, Finance Director
Danny Denogean, Public Safety Director and Chief of Police
Imelda Robles, Housing Authority Director
Jon Paladini, City Attorney

Councilors Present: Mayor Paul Diaz
Vice Mayor Herman Lopez
Acting Mayor Rita Rogers
Councilor Anita Romero (Excused)
Councilor Cesar Aguirre
Councilor Brian Flagg
Councilor Roxanna Valenzuela

Others Present: Mel Dominguez, Resident
Melissa Brown Dominguez, Resident
Christopher Malone, Resident

Mayor Diaz called the Regular Agenda Meeting of October 17, 2023, to order at 6:01 p.m. Please stand for the Pledge of Allegiance, and Land Acknowledgment and Mission Statements.

ITEM #03 – LAND ACKNOWLEDGMENT AND MISSION STATEMENT

Vice Mayor Lopez: On behalf of South Tucson residents, we honor the Tribal Nations who have served as caretakers of this land from time immemorial and respectfully acknowledge the ancestral homelands of the Tohono O’odham Nation and the multi-millennial presence of the Pascua Yaqui Tribe within South Tucson. Consistent with the City of South Tucson’s commitment to diversity and inclusion, we strive toward building equal-partner relationships with Arizona’s Tribal Nations.

Acting Mayor Rogers: The Mission Statement of the City of South Tucson is to build up this community through mutual cooperation between we, your public servants, and you our citizens so that jointly we can build a safer and stronger City. Amen.

Mayor Diaz: Thank you.

ITEM #04 – ROLL CALL (By City Manager Moreno):

Vice Mayor Lopez. Yes.

Acting Mayor Rogers. Aye.

Councilor Romero requested to be excused.

Mayor Diaz. Here.

Councilor Flagg. Here.

Councilor Aguirre. Here.
Councilor Valenzuela. Here.

Ms. Moreno: We have a quorum.

ITEM #05 – APPROVAL OF MINUTES

Mayor Diaz: Approval of Minutes for the Regular Meeting of October 3, 2023. Do I have a motion for accepting the Minutes?

Vice Mayor Lopez: Mr. Mayor, I move that we approve the Minutes for October 3, 2023.

Councilor Aguirre: I'll Second.

Mayor Diaz: Are there any additions, subtractions of the Minutes?

Acting Mayor Rogers: No.

Mayor Diaz: Hearing none, Roll Call.

Vice Mayor Lopez. Yes.
Acting Mayor Rogers. Aye.
Mayor Diaz. Aye.
Councilor Flagg. Yes.
Councilor Aguirre. Aye.
Councilor Valenzuela. Aye.

Ms. Moreno: Motion passes.

Mayor Diaz: Thank you.

CALL TO PUBLIC

Mayor Diaz: If anybody in the audience would like to address the Council at this time, please do so. Ms. Aguirre.

Ms. Aguirre: Mr. Mayor, we have a total of three cards for this evening. The first one has been submitted by Mel Dominguez, Resident, address is 1802 S. 4th Avenue, and the topic is Garden Mural and Sierra Logistics, Drug Users on 6th.

Mr. Dominguez: Hi everybody, I'm back. I've have been very busy. We completed a mural over at the Garden Kitchen, the U of A Cooperative Extension. There's a little bit of touch-ups I've got to go back and do, but I had a lot of participation with the community. They would come to that little spot right there at the Garden Kitchen and ask questions, or that's their regular stop. They just hang out. It's really nice and we actually have a new assistant artist; he's recently out of prison by four months. He's a great guy, he's working very diligently and also helping me across the street at Sierra Logistics to complete the mural. It's an activity that I am trying to practice here in the community because I know there's a lot of diverse community members here in the City of South Tucson and art is considered therapy, not just for those who are actually painting, but for those passing by. So off of 6th Avenue across from the John Valenzuela Youth Center it's been really awesome to meet more community members that use the transit. They use the bus. I see them bicycling around and it's

been really nice to be there, and the students get to see the practice of working together in collaboration. The other balance to that is that there is a lot of drug abuse on South 6th, and I am conflicted because I love to walk, I love to bike, I love to ride the bus, but oftentimes it can be intimidating whether we are approaching them or they are approaching us, and I'm middle-aged, I don't know what all the elders might feel like walking up and trying to exist, just like everybody else. I think we would have more people walking around in this cool weather if they could. It's been a lot of places that aren't lit, and they need to be lit. There's a lot of buildings around my home being lit up now, they're being worked on, so you can tell the difference when there's lights and people are cleaning up and putting up their no trespassing signs. I realize that everyone needs their social equity, but their social equity is sometimes behind regular residents' homes. It makes it uncomfortable and it's not our pleasure to pick up other people's messes. As a matter of fact, that's an exercise that we utilize on a daily basis at the Youth Center, all the students of all ages pick up after themselves. It's an exercise, it's a practice. It's about mental, good health. And so that is what we are trying to practice out there. I'm trying to be a good role model but it's really tough. That's all. Thank you.

Acting Mayor Rogers: Thank you.

Mayor Diaz: Thank you.

Ms. Aguirre: The next card we have is from Melissa Dominguez, address 1802 S. 4th Avenue, resident, and the topic is October 28th Amal.

Mrs. Dominguez: Hi Mayor and Council, good evening. Before I talk about Amal, I just wanted to let you all know about an exciting project that we initiated this Saturday at public housing with Imelda and her crew. It's a project that we at Galeria have been trying to get off the ground for several months now, almost a year. We saw a need of major food insecurities with the senior citizens and disabled residents at public housing and we knew of that because of our other previous things we've done at public housing, like Thanksgiving meal, Christmas meal last year, and I just wanted to report to you all that we were able to facilitate funding and get funding to our partners on this project, South Tucson Community Outreach. We have seven months' worth of funding to provide to Imelda's senior and disabled residents a monthly food, like a basket, for each of the seniors. So, this Saturday was the first one we did, and we were able to give 54 residents a really great basket with fresh fruits, vegetables, eggs and some staples. I had previously a few weeks ago at the health fair that Imelda had facilitated, I had asked some of the seniors what kind of items would be helpful for them, so we were able to fulfill their wish lists. This is the first of a monthly series of distributions to them, so I just wanted to share that with you because we are super excited.

Acting Mayor Rogers: Thank you.

Mrs. Dominguez: Moving on, on Amal, on October 28th at the Galeria at 9:00 a.m., if you go to walkwithamal.org, Amal is a 10-foot puppet of a 10-year-old Syrian refugee, and she is walking across America to promote the message of migrants' paths. She has done this walk in other places around the world and this is her time now in the U.S. So on the 27th she is going to be at the border in Nogales, and on the 28th she is coming to Tucson. So, she is starting her morning at Tumamoc, and then she is coming to Galeria after that. We are inviting community members. I have physical flyers if people would like, and I will also email them to Veronica to send to you all. We are going to have Amal present, we are going to do a pinata, we're going to have some classic cars and low-riders there. We will have music, we will have some food for community members to enjoy. It's just a celebration of Amal visiting. It's a big honor for her to be coming to the City of

South Tucson, because after she leaves Galeria, she'll be there for an hour, until 10:00 a.m., going to the Children's Museum, and then to the U of A. I hope that you all can come and join us, we would love it. I've leave flyers for Veronica to pass out to you all, and I'll send out an email also. Thank you.

Acting Mayor Rogers: Thank you.

Mayor Diaz: Thank you.

Ms. Aguirre: The last card we have for this evening is from Christopher Malone, address 3020 S. 6th Avenue, and the topic is Management Problems at 6th Avenue Suites.

Mr. Malone: I'm not very good at this, so I have a major problem where I'm staying at because they don't do anything that needs to be done, like my ceiling is falling in, my bathroom, my kitchen, the ceiling is falling in and they don't do anything there, and it's making me sick. I've got black mold in that place. It's making me sick, my dog sick. It's pretty hard to make a dog sick but that place is just a dump, you know. That place needs to be shut down like, I know that everybody knows about that place anyways, and that management, Brian whatever his name is, but you know, there's a lot of other people there that are having the same issues with just, they don't do anything, you know what I mean. You can tell them and tell them, and they just don't do anything. I just wanted to bring that to you guys' attention because it's not cool, you know. Nobody should have to live like that, you know. I know that he don't live like that, and I got documentation of my illnesses, like, look at all this stuff. All these sores on my face are from, my place is infected, man, and they won't do shit about it. Excuse my language. They won't do anything about it. I've got paperwork in my bag right now that says hospitalization and all that stuff, you know. That dude is a slumlord, he's crack head, he's garbage, he's junk.

Mayor Diaz: I appreciate you bringing that information to us, and it will be referred to our Building Inspectors and stuff like that. We will look into it as far as that goes.

Mr. Malone: That place has got to get shut down, man. It's ridiculous, like how bad that place is.

Mayor Diaz: Right.

Mr. Malone: It's horrible. I have several friends that stay there, you know, that are having the same issues, and I wanted some of them to come with me today, but they flaked out.

Mayor Diaz: Ok, appreciate it, Sir.

Acting Mayor Rogers: Thank you.

Councilor Aguirre: Thank you.

Mr. Malone. Thank you. Sorry to be so long drawn.

Mayor Diaz: Thank you.

Ms. Aguirre: That completes the Call to Audience, Mr. Mayor.

ITEM #06 – MAYOR AND COUNCIL MEMBERS: REPORTS OF CURRENT EVENTS

Mayor Diaz: Does anybody in the Council have announcements? Vice Mayor?

Vice Mayor Lopez: I have a grand opening on the 26th from 12-5:00 p.m. within the vicinity of Food City. It's a health care organization that's opening up. And that's all I have.

Acting Mayor Rogers: What was the date?

Vice Mayor Lopez: It is October 26th from 12-5:00 p.m.

Acting Mayor Rogers: By Food City?

Vice Mayor Lopez: Yes.

Acting Mayor Rogers: Thank you.

Mayor Diaz: Anymore? No? Hearing no more reports, Item #07.

ITEM #07 – CITY MANAGER AND DEPARTMENT HEADS: REPORTS TO MAYOR AND COUNCIL

Ms. Moreno: Yes, Mayor, Members of the Council. I have several reports this evening. Coincidentally, the fact that we have Mr. Malone here, myself and the attorney, as well as the Police Chief, were approached by the attorneys representing the owners of the Spanish Trail and 6th Avenue Suites. So we had a meeting this afternoon and what we were able to do is convey to them all the complaints of the City, and I think we all know that without getting into the specifics of it. So, we plan to have another meeting here soon and we will be providing the attorney with statistical information with regard to call volume, call types for the two properties that they own, as well as other properties that are comparable in size. There's only one in the City that is comparable in size, but what I think we want to showcase to the property owner and the attorney is that I don't think that there is anywhere in our jurisdiction where it is comparable to the call volume that we receive for Police and Fire, nor in regard to the daily calls. I don't think any other business here within our boundaries compare to the level of the types of calls. You just heard testimony here from a resident that I've been listening to here for quite some time, these concerns on (inaudible) came this evening to address back to the Council. So the conversation started today, so I'll fill you in on what is going to happen moving forward, but I think their attention has been caught. I think they realize that the City is very serious about what is taking place with that and can't ignore it, it's very evident, but it is unfortunate with the property here. Moving on, I did reach out to the League of Cities and Towns. The Council had given me direction to get them for the retreat; unfortunately, they don't do that. However, they will get back to me on who can, so I am just waiting on who can and then at that point I will be able to set a date. More to come on that item. Also, I did initiate recruitment for the Magistrate-Judge position, and I have now received as of this weekend I got two applications for two potential candidates, and I would like to ask to interview here as soon as possible because the current contract we have for the Magistrate-Judge expires I think the first week of November. So if I may, I don't know the availability of these candidates. I'd like to set it up maybe on a date that is not a Council meeting date, so I will get in touch with each of you to try to do enough to where we can set up interviews. I do want to move forward with having those done. So that is the topic on that. Then lastly, and most importantly, I was given direction at a recent meeting from the Council to give an update on the Fire Department. I met with the Chief and the Finance Director, and we all came together with a report. What's kind of gone on here, for years now with the Fire Department, so I provided you a report you all have in front of you that I will read off. Most of it, if not all of it, you can take it back then I would like to come back with Mayor and Council here to get more direction on moving forward with the Fire Department. So in front of you is a memorandum to Mayor and Council from me, Veronica Moreno, Interim City Manager, it's the Fire Department Update, and

has today's date. It starts with, at the request of City Council, a report of the status of the Fire Department is being provided. Due to financial constraints, the City of South Tucson has experienced for over a decade the Fire Department budget model has been significantly reduced while regarding our reserve firefighters who are full time with other agencies to staff the 24/7 operation. A mutual aid agreement with the City of Tucson was approved in 2010 for automatic aid for all hazardous responses. While the National Fire Protection Association, which is the NFPA, requires a 4-member crew, the City of South Tucson has staffed a 3-member crew since on or about 2010 while invoking the Intergovernmental Agreement when a structure fire is dispatched. This method of operation for the Fire Department does not conform to NFPA standards. The NFPA is not a government regulatory body. Therefore, special requirement is not mandatory. Simply stating that if a 4-man crew is the industry standard, then the City of South Tucson cannot afford or sustain that type of staffing model as a standalone Fire Department. And that is part of the memorandum that goes over the challenges with the current model that we have been using since 2010, and that's the 3-man crew. I know you have been hearing that the goal is to meet that NFPA requirement, but again, it's not a requirement, it's a standard, and it's not required because it's not an entity that is a regulatory body. So with that being said, since the beginning of the fiscal year we instituted a pilot program to where the Chief has noticed an increase of call outs on Saturdays, on the weekends, so we discovered that even with attempting to achieve that model, we still cannot achieve a 4-person crew, only because that system has no mechanism to hold people accountable for call-ins. So it leaves the Chief or Acting Captain or the Captain having to make cold calls to reserves to fill in slots, so that leaves us with maybe two people on shift. There's been instances where we have one person on shift, which we have been forced to request the City of Tucson to assist. The IGA is not intended to assist with medical calls, it's just when we are in a position of having these bigger fire structures, which leads me to what has been taking place here recently in Council consideration. So if you go to the third page, this is kind of like in chronological order but I'm not going to go too far back because I know this has been a challenge for quite some time, but right before Councilor Valenzuela, Councilor Aguirre and Councilor Flagg were appointed to Council, on September 22nd, the Council at the time directed the City of South Tucson staff to outline a proposal for full level service for medical and fire response to the City of Tucson. Staff determined that this would be the most cost-effective and seamless option. Additionally, this would reduce the City's exposure to liability and address the crisis we are currently experiencing. The alternative would be to strain the City's finances and deplete the City's reserves by implementing the scenarios that the Finance Director outlined to you earlier this year, breaking down the cost of what it is for our staffing the Fire Department with full-time firefighters at minimal and optimal levels in addition to replacement of obsolete equipment for the long-term scenario for the City. As of recently, on April 4th of this year, Mayor and Council directed Staff to reach out to the City of Tucson for purposes of exploring the potential of delivery of fire services. The City of Tucson replied and costs for those services has been shared with Council. On September 17th, Mayor and Council directed Staff to reach out to Pima County to request the possibility of financial assistance for costs related to fire services. On September 22nd, several weeks ago, a meeting with Pima County Manager and Deputy Town Manager met for initial discussion in regard to this request. In the meantime, the Fire Department staffing has proven to not be a reliable model and liability is increasing, as well as costly repairs to aging equipment. So finally, discussion, direction on this topic will be placed on the next Council agenda. And provided in this memorandum is that I did some fact checking on NFPA requirements and then I also included OSHA requirements. I will turn to the Chief to see if he wants to add anything on what he is trying to do.

Chief Denogean: Good evening, Mayor, Council. Basically, I just want to reiterate everything that the City Manager has said, and basically that she documented in this report and everything she put in there I 100% agree with. Just this past week, October 6th, 7th and 8th, we were shorthanded for all three of those days. On that Friday, the 6th, we had no Fire Captain after 12:00 and at 5:00 we only had two people, so we were in the Command truck from basically 12:00 until 7:00 the next morning, which means we are not out there in the fire truck and it means relying on the City of Tucson if we had any fires to come and help us. On the 7th of October, we had three people for the front half, but we only had one person for the back half, so we had to shut down the Fire Department for that full 12-hour period, which means we had to rely on Tucson Fire for any fires and we had to rely on AMR for any medical calls. On the 8th, again, we only had two firefighters for the back half. This model that we are currently running on is not a model we can ever succeed in. As soon as we went to the model of depending on these reserves as the majority of our workers, that was a recipe for disaster. We can't continue going that way because it's not going to work. The problem is, all of our reserves have to work for other fire departments to work for us because that insures we know that they have all their qualifications and that they maintain their training, because we really can't afford to do all that stuff. So we can't just grab people off the street, or have someone who has been a firefighter and retired and stuff like that. You need people that are working at other departments to come. And so then you get into the mix of you have all these firefighters, most of them don't want to work weekends, a lot of them don't want to work holidays, so we are always short on the weekends and holidays. The other thing is when they work with their departments, they have mandatory overtime and sometimes they just have regular overtime, and they are scheduled for our shift. If they get a mandatory overtime call, they have to leave. But even if they don't get a mandatory overtime call, and they are given an option to work overtime for their own agency, they are going to go over to their own agency because they are going to make a lot more money. And to be realistic, many of these guys don't depend on a paycheck from the City of South Tucson to make a living. They have their regular fire income. What they do here is extra. So if they are tired or they just don't want to come in to spend time with their family, they will call out at the last second and it's no hair off the top of their head. They don't have to worry about it. We're the ones stuck worrying with it. We have no leverage, it's just not a system that can work. The only other way to go is if you want to hire four full-time firemen, I know we've had someone come in here every single time to talk about putting four firemen. That is not financially sustainable for this department. There's no way that could happen. And there's no way with the reserves, and we've tried it, that you are ever going to get, you'll get four people sometimes, but you're not going to get four people on a consistent basis. That's just not going to happen. Other things that we talk about all the time are two fire trucks. Our two fire trucks are over 20 years old, one is over 25 years old. Just in the month of September, our main fire truck, our front line one, was down multiple days again for repair, and we had just gotten it back. These fire trucks, I'm sure if we go by NFPA standards, should not even be out on the road anymore. This is not something we can keep going by and that we need to keep trying to do. There is only one option and I have told you what I believe that option is many, many times, and we need to start taking action. And I know that the City Manager has been working her butt off trying to do it, but she can only do so much. You guys are the ones with the power, you guys are the ones who have the political pull, you guys are the ones who need to be talking to your peers and get this fixed.

Mayor Diaz: I have a question.

Chief Denogean: Sure.

Mayor Diaz: In regard to AMR, is that a contract between us and them or is that something else?

Chief Denogean: It's a contract between us and them, yes.

Mayor Diaz: Does the contract state their response times or anything like that?

Chief Denogean: It doesn't say anything about response times in there that I am aware of. I haven't looked at it recently so I can't say that for 100%. But with AMR, they have counties and other places to cover, so they're not going to have someone close by most of the time.

Mayor Diaz: But we do have a contract with them.

Chief Denogean: Yes, I believe you do. Is that correct?

Ms. Moreno: Yes, if I may, Mayor, Chief. The AMR ambulance, American Medical Response, their role, they have a CON, which is a Certificate of Need, so they provide services to cities and towns in their jurisdiction for purposes of transport. So, when the need arises to transport a patient is when they are called, because even if we have four on a shift, we don't have an ambulance to transport patients to a hospital, whereas, in comparison to the City of Tucson, they have their own ambulance, they have a Certificate of Need and they have the wherewithal to be able to meet the criteria to get it. Most cities and towns don't, so they go with AMR because they are able to provide services anywhere within the state or region. They are called upon whenever they are needed. It could be anywhere, it could be in Sahuarita, it could be in Picture Rocks, it could be in Avra Valley, so the time of arrival depending on where they are at, it could be five minutes, it could be half an hour, so when we are in a position where we need them to do a transport, that's the kind of situation we are in at that point.

Mayor Diaz: So, most of the calls are for medical, is that correct?

Chief Denogean: Most of our fire calls are for medical, yes.

Mayor Diaz: So we have dumpster fires and all this other stuff.

Chief Denogean: We have dumpster fires, we have the occasional structure fire.

Mayor Diaz: Ok, but most

Chief Denogean: Most of our fire calls are medical calls, yes.

Mayor Diaz: Ok, thank you. I appreciate your information and you're right, it's up to us to talk to our peers and political people that we need to get this thing fixed.

Chief Denogean: One thing I would like to add to it is the holidays are coming up and I can tell you the schedules should normally be done for November, for that Thanksgiving weekend, we're looking super bad and I'm not anticipating that we are going to be able to fill what we need to fill. Thank you.

Vice Mayor Lopez: Thank you, Chief.

Mayor Diaz: So at this time I would like to ask Vice Mayor to read the Proclamation.

Vice Mayor Lopez: The Proclamation of the City of South Tucson, October 21, 2023, is "Favianna Rodriguez Day". *Whereas*, Favianna Rodriguez, an interdisciplinary artist, cultural strategist and entrepreneur; and *Whereas*, Favianna Rodriguez has nurtured her art and praxis to address migration, gender justice, climate change, racial equity and sexual freedom; and *Whereas*, the Center for Cultural Power, Favianna Rodriguez

and organization ignited a change at the intersection of art and social justice; and *Whereas*, within the greater BIPOC community, from Oakland, California to South Tucson and beyond, Favianna has been instrumental in building a culture strategy ecosystem that supports BIPOC artists in the United States; and *Whereas*, Favianna Rodriguez's leadership in racial justice and climate change has merited several distinguished awards; and Now therefore be it resolved, that the City of South Tucson is proud to recognize and does hereby proclaim October 21, 2023, to be "Favianna Rodriguez Day". Now be it further resolved, that the City of South Tucson urges our community to celebrate our history, culture, and creative entrepreneurs with Favianna Rodriguez doing her two-week residency at the University of Arizona. In witness thereof, I have hereunto set my hand and caused the Seal of the City of South Tucson to be affixed on this 17th day of October, 2023. Paul Diaz, Mayor. Attest by Veronica Moreno, City Clerk.

Mayor Diaz: Thank you.

Acting Mayor Rogers: Thank you.

Mayor Diaz: I will present it to her also. Thank you.

ITEM #08 – RESOLUTION NO. 23-31 OF THE MAYOR AND COUNCIL OF THE CITY OF SOUTH TUCSON, ARIZONA, AUTHORIZING, RATIFYING, APPROVING AND ACCEPTING THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) AWARD

Ms. Moreno: Thank you, Mayor. The Item as read out loud is for a grant to the Police Department and for the Finance Director to present.

Ms. Aguirre: Thank you, City Manager. Mr. Mayor, members of the Council, the award that the Police Department has received is for \$10,276 and as indicated on the agenda summary, this is going toward the purchase of monitors, mouse, keyboard, and two years of mental wellness subscription application. Basically, the requirements, this organization, the U.S. Department of Justice requires that we go through this motion for a such a small grant. We don't typically do this for small grants, but this is a requirement, as for Mr. Mayor to sign off on certification and assurance, page 7 on the back of your packet.

Mayor Diaz: Any comments, questions with regard to this?

Councilor Aguirre: I've got questions, Mayor.

Mayor Diaz: Yes.

Councilor Aguirre: Correct me if I am wrong but this is federal money, a federal grant, correct? And this has been something that's been received by a lot of municipalities and has been for many years, right?

Chief Denogean: I can't speak to that. I know that Commander Navarro put in for this grant. He found it and put in for it specifically and as the City Finance Director said, basically, it is for three desktop computers and then for the mental health and wellness portion of it. That's probably the bigger portion of it. It gives some access to our employees if they are having any kind of financial stress or mental or physical stress, they are able to contact someone, talk about it, and that's anonymous type stuff.

Councilor Aguirre: I guess the question I had, and I could be mistaken, but I was under the impression that during the Trump Administration that there were strings attached with this grant, that municipalities had to work with ICE in order to receive the grant.

Chief Denogean: No, that's not true. The only attachment to this grant, as she said, \$10,276 and we have to contribute \$224 of our own money, so a very small part. That's the only qualification we have. We don't have any obligation and I don't think that was ever anywhere in this that we were advised, anything like that.

Councilor Aguirre: Ok, I just wanted to make sure because I had heard that previously about Edward Byrne but I wasn't 100% sure if that was true or not. Thank you for clearing that up.

Councilor Flagg: That was good.

Maor Diaz: Anymore comments? May I have a motion to accept?

Councilor Aguirre: I'll move that we accept Resolution No. 23-31 as stated on the agenda.

Vice Mayor Lopez: Second.

Mayor Diaz: It's been Moved and Seconded. Roll Call.

Vice Mayor Lopez. Yes.

Acting Mayor Rogers. Aye.

Mayor Diaz. Yes.

Councilor Flagg. Yes.

Councilor Aguirre. Yes.

Councilor Valenzuela. Yes.

Ms. Moreno: Motion passes.

Mayor Diaz: I will need a motion to adjourn from Regular Session and reconvene into Housing Governing Board Meeting.

Acting Mayor Rogers: So moved.

Vice Mayor Lopez: Second.

Mayor Diaz: Moved and Seconded. All in favor, signify by saying Aye.

Council Members: Unanimous Ayes.

Mayor Diaz: Opposed? Hearing none, the motion passes.

City Council adjourns from Regular Session and Convenes into South Tucson Housing Governing Board meeting at 6:40 p.m.

CITY OF SOUTH TUCSON HOUSING GOVERNING BOARD MEETING - TUESDAY, OCTOBER 17, 2023

ITEM #01 – CALL TO ORDER

Chairman Diaz: Calling to order the South Tucson Housing Governing Board Meeting of Tuesday, October 17th, at 6:40 p.m.

Commissioner Rogers: Mr. Mayor, we need to mention that Anita is not there or our Housing person in this vote, you can't just to "Ayes".

Commissioner Flagg: You know, the one that's from the Projects that's supposed to be on our thing, we should probably try to remind her because, you know, she's not up to date as some of us are on when the meetings are, right?

Ms. Moreno: I think you need Roll Call, Mayor.

ITEM #02 – ROLL CALL

Commissioner Lopez. Yes.

Commissioner Rogers. Aye.

Chairman Diaz. Aye.

Commissioner Flagg. Yes.

Commissioner Aguirre. Here.

Commissioner Valenzuela. Here.

Ms. Moreno: Commissioner Anita Romero and Commissioner Adela Ochoa are not here.

Chairman Diaz: Thank you.

Commissioner Rogers: Thank you.

ITEM #03 – REPORTS

Ms. Robles: Good evening, everybody.

Commissioner Rogers: Good evening.

Ms. Robles: In the future I will definitely get this out sooner. I had some circumstances beyond my control this week, but I just went as quick as I could. Good evening, everybody. On Anita Romero, I just found out today that Betty would call her and let her know of our scheduled meeting the day before, a couple days before. I just found that out today. I didn't have her contact information. I requested Staff to locate the information for me so I could give her our calendar and then, you know, remind her, too. I don't mind calling her.

Commissioner Flagg: It's Ms. Ochoa that we need to remind, right?

Commissioner Valenzuela: It's Adela.

Ms. Robles: It was Adela, yes, who is our Resident, and I did talk to her during one of our events so she found out that way that Betty wasn't here anymore so I did let her know that I would be getting in contact with her. So, I took responsibility on that and going forward, I be contacting her.

Commissioner Rogers: Thank you.

Ms. Robles: So, lots to report today. Do you want to do Financial first or do you want me to go?

Ms. Aguirre: It's ok, you can get started.

Ms. Robles: Ok, great. So lots to talk about today; I'll try to keep it short and sweet. First of all, for our public housing, as you all know, we did open up our wait list on August 1st and we closed on August 25th with 2,546 applicants. Of those, 500 were selected and we are currently working on getting our units as they become

available to lease them up. We have worked right now, we have leased up five, I believe, and we do have a little bit of a hold up due to supplies to our burned units. I will be talking a little bit more about that. I also attached to the back the status of our units. If you look at that attachment, we do have our burned units that are currently being repaired. Our original completion date was scheduled for October 31st. There's a total of 13 units. I just signed off on a change order just yesterday due to the air conditioning parts that are being back ordered. They have been on order since June and are not going to be arriving until the mid or end of November. So we have about ten of the units that are being held up just because of the air conditioning parts. So it's going to delay us a little bit on our plan to start getting people housed in those units or a lot of them are going to be transferred back to people we had to move out until the units got repaired. But a lot of them will be new lease up so it's going to hold us back a little bit. We are anticipating that it's going to happen sooner than the end of December, but just to be on the safe side, on their side they wanted to extend it all the way until the end of December. But I will be keeping you updated in November as far as how those units are being completed. The next ones that we're working on are modernization units. Those are on our original corrective action plan, we had those to get the ball rolling by the end of October and we have kept up with it. Our scope of work is complete for the modernization units. We have a total of, I want to say 14 of them, and those are big projects as far as renovating, it's not just your paint and flooring the units. These are units that need to have a lot of work done to them. We're talking walls, we're talking counters, we're talking big, big items. It's going to be expensive, but we are coming up to the end of our time, I want to say beginning of February, that if we don't get these units repaired then we start losing funding, so these we have them on the scope to get these moving quickly. And because it's going to be costly to repair these, we have to start from the beginning, the scope of work, it is going to be a request for bids, so we do have to go through that process. I'm getting ready to get that going starting in November. Along with that is our UFAS units. That's on the next page. Our UFAS units are the units we are going to be converting into units that are accessible. We're going to have ramps, we're going to have grab bars, we are going to have roll in showers. That one is also a scope of work we are working on. We're almost at the end of it. Maria, our Operations Administrator, she's the one that is in charge of it and actually, she is doing a really great job in getting the scope of work completed for both the modernization and UFAS units. The UFAS units, our scope of work isn't completed yet, but she is almost at the end. She said she would have it ready by the end of this week. And once we get that going, we could do the request for bids for that one, too. That one is also going to be over \$50,000 in repairs and updates. It is something that is required by HUD. It is something that for us as regular people we know that we need to have accessible units, you know, lower counters, bigger restrooms that they can access through the doorways to get into the bedrooms, to get into any doorway. So those also require a lot of work. But we are on it. We have it on our calendar, it's been included in our corrective action plan to HUD, and we are on target with it. Moving on to our HCV Section 8, I included a small table there that pretty much says what's going on right now. We have 66 units under Section 8. Five of them are from VASH, three are from EHV, and right now our target is to start leasing up through Section 8 ten per month. For Section 8 also our wait list opened between August 1st and August 25th. For that one we had 3,035 applicants. Of those, 500 applicants were selected. Right now, we are working on those vouchers. We do not have a limit right now, but right now the goal is to start calling out ten people at least to start, and then we are going to, once the first couple of months go, we're going to see if we can either add more because we do have a new HDV Housing Specialist, Rachel Ramirez who just got promoted into that position. So she is in training right now. We are still trying to fix some of our old files that we had pending that had findings, and we are still working on that corrective action before we move on to the new ones. We are working on updating our lease, we want to give new leases to our new public housing units and also have our procedures in place before we start moving into our

Section 8 and our new people coming in for the vouchers. Under Section 8 we are working on our FSS program, that's going to be an upcoming program that is also a requirement by HUD that we either have to formally opt out of it, or formally give them a target timeline. So our timeline is going to begin in November, where we are going to be sending out a letter of interest to all of our tenants, public housing and Section 8, and see who is interested in this FSS program, which means Family Self-Sufficiency. This is a program established by HUD where we give our tenants the opportunity to start building wealth. Sometimes it can be in the form of helping them save money to hopefully put into an account that's going to help them with a down payment assistance program. The program will match the amount that we establish per se for whatever it is that they are going to be saving. Hire someone that is going to be funded through this program, that's going to come in 2024, so the letter of interest will be coming out in November to see how many people are interested in this program and then the future of how it is going to be funded through HUD. So this is going to be a big project that we are going to have to hire a coordinator to manage it.

Commissioner Flagg: Will they get money out of it if they apply?

Ms. Robles: They will, they will. It's going to be a long-term plan where it helps them build wealth. It's going to help them become homeowners and like we have heard in the past, the statistics show that people who become homeowners have the probability of creating that sustainability for their family. In other words, if they do end up becoming, they come in as Section 8 and public housing, but we are going to work with them. We are going to work with them and not just maintain their housing, but make it sustainable for the future, so that when they do move out of public housing, it's going to likely be into their own home that they are going to be owning. Again, those type of future statistics shows it's a proven longevity for their children, and they try to end the cycle of public housing or Section 8, and it becoming generational. It has proven to be something that is effective over time. It's going to take a lot of work.

Commissioner Flagg: Have you seen it work? Does HUD have stats on it?

Ms. Robles: I do, I do. I heard about it through the City of Tucson, but my experience was that they weren't telling anybody that they had this program in place, so it wasn't really functioning. I do know of people who went through the program that people hadn't heard of the program or what was going on. I actually received information from the City of Tucson just today on their implementation of the program, their flyer that they put out, training that they sent me because they heard through a couple weeks ago at a conference that I was in that we are trying to implement, so they are sending me their information, their training, their things that they have in place already that is going to help us not reinvent the wheel and hopefully if there are any word documents, it will be easy to edit. Edit the information they are giving us so that we can easily pass that on to our tenants. So that's going to be something that you are going to hear about in the future and if it requires Board approval, I'll let you know on that coming very soon.

Commissioner Flagg: Do you have an idea of how many years the City of Tucson has done that program?

Ms. Robles: I don't know. I heard about it about nine years ago. I knew that they had it, but I didn't know of anybody that was using it.

Commissioner Flagg: Yeah, right, I gotcha.

Ms. Robles: My plan is that when we do implement it, we are going to show results, and we're going to show results right away, because as much as I am a planner, I'm also a doer, and I want people to benefit from it.

This is going to be coming from federal funding that is going to be focused on this and like I said, HUD is really on top of what is going on at the South Tucson Housing Authority, so they are making sure that I'm meeting deadlines and I know exactly what is supposed to be happening. And there's a lot that's supposed to be happening right now. Again, I'm an open door, so any questions that you have in the future, if you think of anything right now, I'll be more than happy to answer any questions. So we are working right now with the City of Tucson as far as our boundaries go. I discussed a little bit of some of the things I'm doing with the City Manager, that we are absorbing Section 8 vouchers from the City of Tucson and the City of Tucson is willing to absorb ours, but the difference that we are starting to see is that our vouchers, we are going to go through them a lot faster because the City of Tucson has higher rates as far as what they are willing to pay landlords, and our rates, because the City of South Tucson are lower. If we start transferring, which is going to be happening because Section 8, you know, we are very limited on our rentals in South Tucson, they are going to be going out to the City of Tucson. So with that, I'm afraid our funding is going to be depleted a lot faster than if they are coming in to us. They are going to save money by coming to us, but we are going to lose money by going to them. And I think that's something that the original intention of this plan was that it wasn't going to be that way, but you really don't know until you are working the program and that's what we are starting to see, is that we can't go by our numbers when they are porting out to the City of Tucson, that we have to inherit their numbers.

Commissioner Valenzuela: We can ratify that IGA.

Ms. Robles: Yes, it's up for discussion. I haven't even reached out yet to the City of Tucson to get going with the meeting, but it is something we do have on our radar that has to happen in the next couple of weeks so make sure that when we do start getting the vouchers out, we're not going to deplete everything within the year.

Commissioner Flagg: I would hope that when you come back to us you can apprise us of what's going on with that, because my feeling is that other local jurisdictions should be, they get more than us, and we need to stand up and battle it if we can.

Ms. Robles: Yeah, and I'm sure they are willing to. It's just that it was something they planned it from more up here, so those of us who are boots on the ground are really starting to see right away, and we only had a couple of them that are porting out to City of Tucson, and right away we saw the numbers. Maria is actually the person who is leaving that position to pass on to Rachel. She is the one that caught it, she said we are going to deplete the funding really quick this way, and they are going to save.

Commissioner Flagg: We're getting screwed.

Commissioner Valenzuela: Well, we can ratify it as soon as possible.

Ms. Robles: Yes, yes. That is something I have on the radar in the next couple of weeks so that I can give you a better report. So that is just something I wanted to give you a heads up on so when we do see it coming, you guys aren't surprised by it. So, on our events, does anybody have any questions on any of those two so far?

Commissioner Flagg: Yeah, I have a question. What were those numbers that you gave on the Section 8 vouchers, how many applied and how many you gave, because I don't think it's working, seriously.

Ms. Robles: The ones that applied for Section 8, we had 3,035 applicants.

Commissioner Flagg: And 500 got selected?

Ms. Robles: 500 got selected. And from those 500, that's when the preference points get put in, you know, people who live in the City of South Tucson. Now that it is all said and done, we should have made it City of Tucson wide, because what is happening is we are having people coming in from Georgia, people coming in from Florida, people coming in from California, that got on the 500 before people from Tucson. We can't go back now.

Commissioner Valenzuela: That was because of the lottery.

Ms. Robles: We did put in the preference points for South Tucson, but in reality, how many South Tucson applicants did we have, there weren't that many, where we had thousands of them from the City of Tucson that didn't make the list. But that is something I noticed right away that we have a lot of out-of-state people that are getting called, and they are willing to come. We have people that we are waiting on right now with packets that are coming, and they are ready to put in because our housing is a lot lower here compared to San Francisco, compared to Florida, compared to a lot of places that are a lot more expensive for their cost of living. That's an issue that we are starting to see now.

Commissioner Flagg: Nothing we can do about it at this point?

Ms. Robles: No, we learned for the next round of how we should do these.

Commissioner Valenzuela: When is that when we have available units?

Ms. Robles: Probably in the next few years.

Chairman Diaz: So how do we compare in regard to other cities, not Phoenix, but for example, Chandler, Tempe and all those others as far as Section 8 goes, because we can transfer from here to there, can we not?

Ms. Robles: Yes, we can, and it would be at the request of the tenant, for the voucher recipient.

Chairman Diaz: So the job market right now is up in Phoenix or someplace else other than Tucson.

Ms. Robles: Yes.

Chairman Diaz: So are we also saying the Section 8 housing here in Tucson has more or less stabilized in regard to being filled instead of vacant or is it that Phoenix doesn't have any more?

Ms. Robles: No, they do, they have their share. I think what is happening is it's just a matter of people's choice. If they are already in the voucher program, they can port into another city. And again, it's one of those things you don't really know, it didn't come with an instruction manual.

Commissioner Flagg: Yeah, it sucks.

Ms. Robles: Until it is happening and then, oh my gosh, why do we have so many people from out of state?

Chairman Diaz: There's going to be quite a few unemployed people apparently. There's a lot of layoffs and a lot of factories shutting down.

Ms. Robles: In Phoenix or nationwide?

Chairman Diaz: Nationwide, I guess, yeah. But I guess they are porting to other cities and stuff like this, so I'm afraid that, well, obviously we don't have any more vacancies in the City, right?

Ms. Robles: Right now it is still up in the air. We haven't put out too many vouchers right now, so we don't even know what the availability really is at this point, but we have had a lot of interested landlords calling in.

Chairman Diaz: You do?

Ms. Robles: Yes.

Chairman Diaz: I guess there's a 25% vacancy rate on homes on the southeast section of Tucson, or Pima County.

Ms. Robles: Sometimes what the issue can be is the cost. Landlords are trying to jump on that bandwagon, like, oh, my neighbor is getting \$1,800. I want to get \$1,800. But we might be capped at what the market rate is, and we may not be able to pay more than \$1,500. So some of these landlords are really pushing to get the higher amount. But I mean, it's worth it, they come to us, we guarantee them their check on the first. They go out to the public and somebody loses a job, guess what. They're not going to get their rent until they evict them and get somebody else in. Sometimes it's kind of a balance, you know, yes, sometimes we do have a reputation, I don't think it was us, I think it was more City of Tucson, of non-payment, but we're ok and we guarantee checks.

Chairman Diaz: Thank you.

Ms. Robles: It's something I do also have on the radar of coming out and trying to recruit new landlords and give them why it would be so feasible to rent out to Section 8 recipients.

Chairman Diaz: Thank you.

Commissioner Valenzuela: Does HUD provide any incentives to homeowners?

Ms. Robles: No, that has to come from us. Usually, I would give them a coffee cup with candies in it and a business card, and then a flyer to them explaining all the benefits of renting out to the City of South Tucson Section 8 voucher program.

Commissioner Valenzuela: I wonder if there's a grant out there that can help us.

Ms. Robles: Possibly, possibly, and I'm willing to explore any options that we have because you know how HUD is, they will provide the program, but they never provide incentives, marketing, any of that. All of that has to come from us however we can, because the marketing part is really, really difficult.

Commissioner Flagg: So what is UFAS units?

Ms. Robles: The UFAS units, that is, I knew you were going to ask me that, I cannot even tell you right now. It's just the accessible units for the people who have a physical disability.

Commissioner Flagg: Oh, ok.

Ms. Robles: Wheelchairs, ramp bars, ramps, lower buttons to reach their a/c unit, their alarms.

Commissioner Flagg: Ok. My question is, like to hear you talk about modernization and the UFAS, all these units, and I guess Lourdes is the ultimate authority on it, but I want to get your take - that's going to cost a whole boatload of money, like, we don't have that budgeted, do we?

Ms. Robles: HUD does, we are 100% federally funded.

Commissioner Flagg: Oh, ok.

Ms. Robles: So, when they're talking about the government shutdown, we're worried.

Commissioner Flagg: Yeah.

Ms. Robles: Not us as staff right now, but HUD staff will be like super gone. They will have one person to answer questions. For the government shutdown, the possibility it was going to happen in October, they guaranteed us funding through the end of December for our operations. And so what I had started, and it's still in place because there is still a chance it might happen in November, is to have what our operations are, immediate needs, what can be put on the back burner, our modernization units might have to get pushed back, our UFAS units might have to get pushed back, any type of training, any type of extras would have to get pushed back and we would have to focus only on our operations.

Commissioner Flagg: So, how do we know HUD is going to fund all this stuff you are saying we need?

Ms. Robles: Because it is a HUD requirement, and also the HUD encourages it. Our only part is that we would have to document it, request it, put it in our five-year plan and make sure we are budgeted in the future, that once you guys would approve then HUD would be the approvers. It's 100% federally funded and they do encourage because it's a need and it's required by the people, especially UFAS units and the modernization units are very outdated in our buildings. Any other questions on any of those? So moving on to the events, Tardeada de Salud which was sponsored by the Pima County Health Department was held back in September, on the 22nd, we had a total of 214 attendees. This was an event put together so fast, I only got to work on it for like ten days. The only reason we did outreach was because Pima County was willing to distribute the flyers for us. I did what I could by email, but they were really the ones that helped us distribute. I had experience in the past on how to put together events and checked with staff where to set up things, and we just threw things together and everything fell into place, so that was really good. It turned out to be successful. We got a lot of interested participants in it. I would have done a couple things differently if I had a little more time, but we have something scheduled again for April and we're going to plan it a little bit better. This one, I expected it because they were going to run out of funding opportunity by the end of September and they had a few thousand dollars to spend on our tenants, and they did that in the way of giving gift cards for those who got the Covid vaccine, the flu shot and a cancer screening questionnaire. So we gave our tenants the opportunity to walk out with \$75.00 in gift cards, and a lot of them did.

Commissioner Flagg: That was the County? The County did that?

Ms. Robles: Pima County, yes. So when they came to me and said they had a couple thousand dollars, but they needed to spend by the end of September, I was like, oh my gosh, let me help you spend that money really quick on our tenants because they really need it, they could sure use it.

Commissioner Flagg: Yes.

Ms. Robles: And it turned out to be good, and I used that opportunity because HUD compliance requires that we communicate with the tenants, that we hold these quarterly meetings, we have sign in sheets to prove we are communicating. So I threw it together, I invited Betty so she could give her good-bye, I introduced myself as the new Director, and kind of got three birds with one stone right there. They loved it, got a lot of positive feedback. We did surveys of what they wanted to see in the future, what kind of programs they would like to see, and it was all really good feedback. Everybody was really happy with that, and I hope to do that quarterly something like that. Not necessarily a health fair but something along those lines that would give people the resources.

Commissioner Flagg: Yeah.

Ms. Robles: Our senior monthly food pop-up as Melissa said we just started this past Saturday, on the 14th from 9:00-10:00, and as she reported, 54 bags were distributed. It's going to be something they do for seven months. Right now we are scheduled for November 11th and for December 9th. Our calendar for 2024 is going to come up later on in December. We didn't have calendars yet, so we just decided to finish 2023. Like she said, it's a need, extra food right now is great for our seniors. You know, the participants came out, a couple people missed it, they didn't get out on time, but once they see it is an ongoing thing for a few months and we have it on our tenant calendar, I'm sure our participation will increase, but 54 is not bad for the first time. And then, upcoming events, there's a community mental health and addiction program I want to get going. It's going to be like a presentation that I want to offer to tenants along with our staff. We have a lot of new drugs and it's starting to show, especially in our community. These are drugs that people don't really know what it smells like, we don't know what it causes people to do. We are starting to see some of the results of what it is causing people to do, and how we can be aware. I want staff to participate, and I really want the tenants to participate. During our health fair, they were giving out Narcan to be able to save people who are overdosing, but a lot of us don't even know how to administer it. So I think it is going to be good and I will put out the invitation for everybody to join in, because I think that right now, more than ever, we need to educate ourselves on what to do, at least know what to do, or how to handle these situations. We're getting reports of people smelling things but can't tell what the smell is because it's so foreign to us. We are getting the report of a lot of burned plastic; it sounds like that is the new thing. They are burning fentanyl, they're very cheap. Come to find out, they're between fifty cents to a dollar so people could be high for days for a very little bit of money. So that is something I want to educate the community, including myself, along with mental illness, you know, it's a big need and a lot of people fall through the cracks because of it. So this is something I want to do in the future, to establish with our other local agencies to be able to transition our people who clearly cannot live alone and should be in the hands of some sort of case manager so we can transition them to where they should be. So that is something that I have as a goal in the future, and you will be hearing more on that. Another big thing that we've got coming is the Watershed Management Group. They are going to be creating rain gardens within the South Tucson Housing Authority because we have a lot of standing water when it rains, water that just runs off into the river and we are going to be able to make it so that standing water, instead of becoming a mosquito infestation, that it becomes something where we can run it off to water the trees. They are going to be planting, you know, and some low-maintenance bushes and vegetation that is going to beautify the premises, it's going to diminish some of the dirt and hopefully diminish some of those pools of water that just are held there. So that is just something that is coming. We are going to be creating a community kick-off event on the 11th of November for our seniors. We're going to piggy-back it off the pop-up market, so we are going to start right there, kind of trick people to come out and then give them a survey to see what they think and what kind of things they want to see happen, because community

input is really important. And then the one for the families is going to be on the opposite section of the property and we're going to put pop-up tents and invite the family section so they can have their time to give us their input and what they want to see. That way we can have information. The Watershed Management Group is going to be there and they're going to be helping out with that. And then also, U of A Outdoor Landscape Project, this is something that was started by Betty but because new students leave and new students come in, a gentleman (Kenneth Kokroko, Assistant Professor, Landscape Architecture, U of A) actually just reached out to me today and I was thinking over the weekend, what happened with the Landscape Project, like dropped the ball and we didn't even know what happened. But he reached out to me today, so he saved me the stress of looking. We are going to reconnect again and it's going to be like a CDBG grant that we are probably going to go after and make sure we have funding for. The original plan was to create sort of a little dog run or a dog park but in getting some of the community feedback we are probably going to have to do this again. It seems like there is a bigger need for something for the youth to do, maybe a basketball court, maybe a playground of some sort that wouldn't be such a liability and maybe low maintenance, something. So we're not really starting over, they've got a really good plan, but we will see what the community wants. But I am pretty open to any ideas. Any questions on any of those so far?

Commissioner Lopez: I've got a question.

Ms. Robles: Yes, Sir.

Commissioner Lopez: I remember a couple years ago there was discussion on doing a walking path around your perimeter of your area. Did that ever come about?

Ms. Robles: That actually came from here. They started with a walking path perimeter to making it a dog park, so right now I am getting a little bit of a tug of war between tenants when they say, when are we going to do a dog park, we should do the walking thing instead, or we should do something for youth. So there's a lot of different, it just depends on what people say and what section of the property they live on, on what they want to see. I support whatever the people want. I think that anything we do is going to add beauty to it and is going to add the need for people to be outside. Like Mel said, there's so much to do, the weather is so beautiful here and people don't come outside. They are stuck on their phones and the ones who do come outside get into trouble. We've want to make it so it's inviting. We're working on our lighting right now on the property, we're trying to make it a little bit more first of all, safe, and second of all, beautify it and give people what they want. That's still in the paperwork I found, that was the original intent, yes.

Commissioner Rogers: I'd just like to say that's why I very much like to have the housing member that lives there with us, not just the Council, about what should happen.

Ms. Robles: Yes.

Commissioner Rogers: I really miss not having anybody here.

Ms. Robles: Yes, she's going to start coming because when I did talk to her during the health fair and she was like, what's going on, why isn't anyone calling me? I didn't know but now that I know, it's just that today was such a fast day, and I didn't even have her phone number.

Commissioner Rogers: She should be talking to the people to bring us what they want.

Ms. Robles: Yes, and she does, she does want to. From the information I got at the health fair, she is really willing, and she just thought, why isn't anybody letting me know. But now I know, so we are going to make sure she is here, even if I have to bring her here myself.

Commissioner Rogers: She brings me brownies.

Ms. Robles: That's a good incentive. So events coming up for the holidays, we do have a senior dinner planned. We even have a date, but I didn't put the date in here, but it's going to be through the Galeria Mitotera. They do this annually, so we are going to continue with it. It's a program that the offer for the seniors only, so I am going to be reaching out to a couple possible sponsors that might be willing to donate a turkey to our families, maybe the possibility of a full-cooked dinner isn't going to happen, but at least be able to donate a turkey. There are a lot of sponsors out there willing to do it, they want to help. It tugs at people's heartstrings during the holidays. And we do have a lot of our people that are in need. Right now, the economy is tough on everybody. It's tough on us, so you can imagine those that are not making as much money as they should be making so it's really difficult for them, so I really want to get that going this month in October. We also have a holiday gift sponsorship coming. I just met with somebody from Pima County who they are trying to have the South Tucson Housing Authority be adopted by Pima County employees so they could add our tenants to their Christmas tree balls. We are working on that letter this week to send to our tenants of what the names of their kids are, their ages, and their holiday wish lists so we can have them be adopted by Pima County. Pima County is really willing to do it. As I mentioned before, I was an employee there for 28 years and we would always go out to the Admin Building to pull an ornament and adopt a family, adopt a child and get them the presents they want. I kind of like it better than just go donate random toys in a big box and you don't really know what happens to it. So I think this is going to be something good that we can possibly get started. Again, we're still waiting to get approval by the County Administrator and then for us to get going with our letters of interest for our tenants. That pretty much concludes my report.

Chairman Diaz: Any more comments or questions?

Ms. Aguirre: Tonight, I'll be very, very brief.

Ms. Robles: Thank you very much.

Chairman Diaz: Thank you.

Ms. Aguirre: I included a summary sheet on top, all of the fiscal reports are on the back. You've got your financials there, revenue expenditures for your Section 8, for your low-income public housing, and for Capital Fund projects. Essentially, you are going to see a lot of red here, a lot of red. So first off, Section 8 is running with a deficit for the first quarter of \$11,000. That's mostly from accounts receivables due from the City of Tucson for the port ins. It takes a little bit of time for them to process and refund our City for that cost. For the low-income public housing, Fund 216, that one is running a deficit of almost \$250,000 dollars. And then Capital Fund Project, Fund 220, a deficit of \$113,000. That's for all the work that is being done at the different sites. Collectively, more than \$300,000 in the red due to us currently being in the process of regaining access to what is called the electronic line of credit control system. So right now, HUD has sent our applications money and (inaudible) up to their headquarters for review and approval, and it's taking a very, very long time. Therefore, we haven't been able to log in to and draw funds down. At the beginning of the fiscal year, we started with a bank balance of \$106,000, which a big chunk of that was from insurance proceeds, you may recall. But we haven't received, we haven't been able to get our draw downs for July, August, September. As

of the end of September, our funds were at about \$300,000. I think that is only an amount to carry us through or help you through the month of October and part of November. Fingers crossed, we get everything straightened out and get us on our approval that we need because as soon as we log in and we are given that approval, we will be able to log in and draw all the funding down from July to current. But the reason why, I worry that it's not really such a big deal if this were to extend past mid-November, then the City would be loaning the Housing Authority cash. So nothing is really going to currently fall on them in regard to program delivery, anything like that. We have the money with HUD, we just can't draw it down.

Commissioner Rogers: That's five months.

Ms. Aguirre: It will be four months in October.

Commissioner Flagg: So, does that mean that people aren't being housed because she doesn't have the money to do the modernization and all that other stuff?

Ms. Aguirre: No, Mr. Mayor, Commissioner Flagg, no, it does not. As mentioned earlier in Imelda's presentation, the funding has been awarded, the money is sitting there. The only thing that is pending is Imelda and my authorization to go in and draw the money down. The money is there.

Commissioner Aguirre: You just can't collect it.

Ms. Aguirre: We just can't collect it.

Commissioner Flagg: Yeah. That means people aren't housed in the meantime.

Ms. Aguirre: Yes, they are housed, so we've been covering expenditures with money that was in the bank. There has been absolutely no obstruction in program delivery.

Ms. Moreno: And if I may add, Mayor, Finance Director, Commissioner Flagg, when there is a transition in administration like we had recently, it takes time to turn over the keys to the new honcho, so to speak. So we have a new Housing Director and then you have to make sure the checks and balances are there, so being federal funds, they have several layers of security that they need to adhere to. It didn't help that there was a little bit of setback because of the potential of a government shutdown, it's just taking a little longer than what we were anticipating, but in these circumstances, it does not result in the delay of delivery of services to anybody, not the employees, not the residents, and not the program. So it's just a part of the logistics in the operation but it doesn't interrupt the actual service delivery.

Ms. Aguirre: Exactly. Thank you, City Manager, and as a matter of fact, I believe why I felt the need to explain that to you all is because if you look at the reports here there is no money coming in. As soon as we can access, we will be able to go right in and get those funds deposited into the Housing bank account.

Commissioner Flagg: So there's a possibility that we might need to take the City money and put it over? Would that be the contingency fund, which is what, \$40,000 now?

Ms. Aguirre: So yes, that is exactly what you would be using, some of your contingency fund. However, once the money from Housing becomes available, it will reimburse the City.

Commissioner Flagg: I don't know, \$40,000 bucks doesn't go along way when it comes to housing, right?

Ms. Aguirre: As soon as we are given authorization to access this site.

Commissioner Flagg: And HUD is going to do that?

Ms. Aguirre: Yes, that is what they are going to do.

Commissioner Flagg: It sounds like it's not that important, like we don't need to call the Congressmen and plead with them or anything like that?

Ms. Aguirre: No, it's just an administrative process, but again, I thought the need to let you know as you see the numbers in the report.

Commissioner Flagg: Ok.

Ms. Aguirre: And that concludes my report, does anybody have any questions, let me know and we can address them at the next meeting.

Chairman Diaz: I need a motion to adjourn the Housing.

Commissioner Flagg: So moved.

Commissioner Lopez: Second.

Mayor Diaz: Roll Call.

Commissioner Lopez. Yes.

Commissioner Rogers. Aye.

Chairman Diaz. Aye.

Commissioner Flagg. Aye.

Commissioner Aguirre. Aye.

Commissioner Valenzuela. Aye.

City Council exits Housing Governing Board Meeting at 7:24 p.m. and reconvenes into Regular Session.

Mayor Diaz: Motion to adjourn the Regular Meeting.

Vice Mayor Lopez: Second.

Mayor Diaz: It's been Moved and Seconded. All in favor, signify by saying Aye.

Council Members: Unanimous Ayes.

Mayor Diaz: Thank you.

The meeting adjourned at 7:24 p.m.

Mayor

ATTEST:

Veronica Moreno, City Clerk

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Agenda Meeting of the City Council of South Tucson, Arizona, held on the 17th day of October, 2023. I further certify the meeting was duly called and a quorum was present.

Dated this _____ day of _____, 2023.

Veronica Moreno, City Clerk