

January 23, 2023

TO: Mr. Jaime Chamberlain, Chairman

FROM: Luis E. Ramirez Thomas, President, Ramirez Advisors Inter-National

SUBJECT: Monthly Report of Activities – December 2022

On behalf of Ramirez Advisors Inter-National, LLC (“RAI-N”) we are pleased to present our monthly activity report to you and the Board of Directors of the Greater Nogales Santa Cruz County Port Authority (“GNSCCPA”). As always, we request and welcome your continued comments and suggestions as to how we can improve on our services, our communications, and our activities on your behalf. With your feedback, we will make every effort to improve our response to your directives and ensure an effective implementation of the initiatives at hand.

Our recent activities on behalf of the GNSCCPA have focused on the following key areas:

1. Mariposa Cold Rooms Project Update;
2. Port Authority welcomes Matt Mandel to the Board;
3. AMC & ADOT Host NADBank during visit to Arizona;
4. PA Participates in Truckdriver training session;
5. Chairman Chamberlain receives AMC’s William K. Brooks Award;
6. PA Hosts Secretary of State-Elect Adrian Fontes; and
7. City and County send letters of support of grant to fund Urban Design Study for DeConcini Port of Entry Modernization.

This report is not intended to be a full description of all activities but rather, provides highlights and information on the direction of our activities to keep the Board of Directors informed and to ensure adherence to the vision and guidance imparted to RAI-N by the GNSCCPA and its leadership. Throughout this period, RAI-N has maintained active and frequent communications with Ms. Allison Moore, Mr. Bruce Bracker and various other members of the Board of Directors in order to ensure that we have a fully coordinated approach to our efforts. RAI-N stands ready to address any issue, concern or suggestion that may arise from this report and from our ongoing dialogue with the leadership and the Board of Directors.

1. MARIPOSA COLD ROOMS PROJECT UPDATE

- The technical team continues to hold monthly calls to define next steps as the construction phase of the project continues.
- Project team anticipates that the project can be completed by the first week in March, 2023



2. PORT AUTHORITY WELCOMES MATT MANDEL TO THE BOARD

- On December 6, after a vote by the Board of Directors of the Fresh Produce Association of the Americas, Matt Mandel has been appointed as the new representative of the FPAA on the PA board. Welcome Mr. Mandel!
- We thank Scott Vandervoet for his years of service on the board and representing the interests of the fresh produce industry as the PA advocates on behalf of the region.

3. ADOT & AMC HOST NADBANK DURING VISIT TO ARIZONA



- On December 6th and 7th, Calixto Mateos-Hanel, Director General and Jesse Hereford, Director of Public Affairs, of the North American Development Bank, visited Arizona for a series of meetings, including a technical meeting with the leadership of the Arizona Department of Transportation, and a series of meetings with other key agencies in Arizona, including the Arizona Commerce Authority, the Arizona Department of Environmental Quality, and the Greater Phoenix Economic Council, along with various technology companies in the areas of electric vehicle transportation and innovation in construction.



- During the meeting with the ADOT, Director John Halikowski, suggested that ADOT work with NADBank and other stakeholders to pursue a pilot program for the use of electric trucks for drayage operations at the border. A technical team is working to create the necessary framework to design and implement this pilot program.
- NADBank remains committed to expanding its portfolio beyond the traditional water/wastewater/solid waste areas to include green technologies.

4. PA PRESENTS DURING TRUCKDRIVER TRAINING SESSION



- On December 7th, the Border Liaison Unit (BLU) that is part of the Commercial Vehicle Enforcement (CVE) Task Force, hosted a training session for Mexican drivers. This is part of the ongoing efforts by the BLU to help educate Mexican drivers on US safety regulations and help promote the safety of Arizona roads.
- Chairman Chamberlain joined the leadership of the BLU and US Consul General Laura Biedebach in welcoming the participants to the training session.
- This continues to be a one-of-a-kind program on the border that offers a number of positive results, including fewer fines and Out-of-Order penalties, higher compliance rates, lower insurance

rates for participants and a competitive advantage for the Arizona-Mexico corridor.

- This was the first in-person training session in a post-pandemic environment.

5. CHAIRMAN CHAMBERLAIN RECEIVES AMC'S WILLIAM K. BROOKS AWARD

- On December 12, 2022, the Arizona-Mexico Commission hosted an end-of-the-year luncheon with outgoing Arizona Governor, Doug Ducey.
- This event served to highlight some of the achievements of the Ducey Administration as it pertains to the Arizona-Mexico relationship.



- The luncheon was limited to members of the Board of Directors and the Committee Chairs and Co-Chairs.
- The Governor participated in a fireside-chat, moderated by AMC Board President Jessica Pacheco.
- Among the many highlights that were discussed was the modernization of SR-189 in Nogales as a principal connector road for the Arizona-Mexico Corridor.
- During this event, the AMC announced the recipient of the annual awards, including our very own Jaime Chamberlain, as the 2022 recipient of the William Brooks Award. CONGRATULATIONS CHAIRMAN CHAMBERLAIN!

- In addition, The Tony Certosimo Award was presented to AMC Board members Russ Jones and Victor Flores and the Paul Fannin Award to Arizona State University.



Chairman Chamberlain receives William Brooks Award!

6. PA HOSTS SECRETARY OF STATE-ELECT ADRIAN FONTES



- On December 15, 2022, just a few days before being sworn in as Secretary of State for Arizona, Adrian Fontes, visited Nogales.
- The PA hosted a roundtable discussion with local leaders and then hosted a luncheon to allow for a more fluid conversation.
- Mr. Fontes made it clear that he is committed to working with stakeholders throughout Arizona to make the Secretary of State Office the best that it can be. But that he also has a personal interest

in helping Nogales address a number of issues, issues that he is very



familiar with having grown up here.

- In fact, Mr. Fontes agreed to help out with the scheduling of a Border Briefing for the Arizona State Legislature.
- The PA indicated its excitement to work with Mr. Fontes on advancing a broad and positive agenda.
- Special thanks to Chairman Chamberlain for providing a tour of his facilities so that Mr. Fontes could see a state-of-the-art distribution center in operation.

7. CITY AND COUNTY SEND LETTERS IN SUPPORT OF GRANT TO FUND URBAN DESIGN STUDY FOR DECONCINI PORT OF ENTRY MODERNIZATION

- On November 20-21, Governor Doug Ducey led a small delegation to Mexico City. The visit centered around the Arizona Cardinals Football game.
- Copies of the letters are provided in Attachment #1.

Attachment #1

Copies of letters from City and County on Urban Design Study Grant Application

**CITY OF
NOGALES**

Community Development Department

December 24th, 2022
Scott Stollman
United States Environmental Protection Agency
Office of Sustainable Communities
1200 Pennsylvania Avenue, NW [MC 18071]
Washington, DC 20460

RE: City of Nogales Urban Design - Downtown Development and Mobility Strategies

Dear Mr. Stollman,

The City of Nogales would like to request technical assistance from the U.S. Environment Protection Agency and the General Services Administration (GSA) to create a downtown development plan that would assist us in leveraging the anticipated federal investment in this collaborative project which will provide a long term solution for our port of entry issues. In addition to solving port of entry issues, this investment will reinvigorate and reinvest in downtown Nogales.

Located in Santa Cruz County along Arizona's southern boundary, the City of Nogales, Arizona, borders Nogales, Sonora, Mexico, and is Arizona's largest international border town. Nogales, Arizona, is a major international gateway along the United States-Mexico border. Due to the International Border, Nogales is the economic capital of the region and serves as one of the major gateways into the United States. Tourism is an important industry in the area. Visitors cross the border between both cities for site-seeing and shopping on a daily basis.

The City of Nogales is Arizona's main international gateway into the United States and Mexico. The United States Department of Homeland Security operates a Service Port, the Dennis DeConcini Port of Entry (POE), on Grand Avenue, the Morley Gate pedestrian POE, and La Mariposa POE.

In 2009, a historic preservation and urban design planning charrette was held in Nogales, Arizona. This charrette process included historic preservation specialists, planners and urban designers. The purpose of the charrette was to identify and address a variety of complex issues impacting the redevelopment, revitalization and historic preservation of the Nogales historic downtown or urban core.

Building upon previous momentum, the City of Nogales voters ratified the General Plan which includes goals, objectives and policies vetted by numerous and diverse stakeholders. Specifically, the plan identifies access, wayfinding, parking, energy and economic development within and

around the downtown and POE. We are also cognizant the new port of entry will require the expansion of traditional forms of infrastructure, such as water, sewage, electricity, drainage. We also recognize the need for pedestrian safety, tourist amenities and communication and data upgrades. Our downtown area depends greatly on the movement of both local and transborder pedestrian traffic, yet we lack modern signage, walkways, pedestrian overpasses and other related assets that can encourage foot traffic in our downtown areas. Our community has historically lacked the appropriate planning for the mobility of the community. This plan will greatly assist us in developing both downtown planning and long-term mobility strategies for our community.

Nogales addresses “big city” problems with a “small community” budget. With a population of approximately 21,000, its infrastructure gets the wear and tear of a large metropolitan area like Phoenix and counts with small city funding and resources to address these. A cohesive and sustainable development plan will impact the quality of life for our residents and help bolster our local and regional economy. We also encompass both an Opportunity Zones and a colonias as designated per HUD. With the right redevelopment plan and resources, we hope to make downtown Nogales a destination for investment, tourism and retail. Additionally, with state-of-the-art ports of entry, we will be able to greatly leverage the significant investments in the manufacturing sector in Sonora and the mining sector in southern Arizona.

Mr. Stollman, the City of Nogales is very excited about the possibility of collaborating with you, the EPA and GSA on helping to develop a viable and sustainable development plan for Nogales. Should you have any questions or need any additional information please do not hesitate to contact Edward Dickie, City Manager, City of Nogales by phone at (520) 287-6571, by email at edickie@nogalesaz.gov, or by mail at 777 N. Grand Avenue, AZ 85621.

Respectfully submitted,



Samuel Paz, AICP
Community Development Director
City of Nogales
spaz@nogalesaz.gov



Board of Supervisors Santa Cruz County

BRUCE BRACKER
District 3

Frank Giblin
Director
Center for Urban Development
GSA Office of the Chief Architect
Via Electronic Mail: frank.giblin@gsa.gov

John Thomas
Senior Advisor
Office of Policy
U.S. Environmental Protection Agency
Via Electronic Mail: Thomas.John@epa.gov

RE: Letter of Intent for Urban Design Study Grant for Nogales and Santa Cruz County

Dear Mr. Giblin and Mr. Thomas

On behalf of Santa Cruz County, I write this letter of intent for a grant to pay for the Urban Design Study for Nogales Santa Cruz County in order to ensure that we leverage and maximize the benefits to the region from the anticipated investment in the modernization of the DeConcini Port of Entry.

Earlier this year, with the urgency and support of the Arizona Congressional Delegation, \$500,000 was allocated to pay for the DeConcini Modernization Feasibility Study. This is a critical step in the funding process for the modernization of the port of entry.

We recognize that our ports of entry are critical components for our regional economy, for the nation's security and for the flow of legal cross-border traffic with Mexico. And while the investment in the ports is typically confined to a specific location inside a federal compound, the impacts have a broad and deep reach well beyond the immediate vicinity. That is why an Urban Design Study is so critical to make sure that we plan accordingly in many other areas that will be impacted or that can benefit. From transportation, to housing, to retail development, to tourism, and much more, the Urban Design study will help us create a sustainable vision for the growth of our community.

Santa Cruz County is committed to participating in the planning process and providing as much support for the effort as possible. I look forward to hearing from you on next steps in the Urban Design Study process. We need to ensure that the benefits of the community have a long-lasting positive impact for our region.

Respectfully,

Bruce Bracker
Chairman
Santa Cruz County Board of Supervisors

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