



## **AGENDA**

### **BOARD OF DIRECTORS WORK SESSION**

Wednesday, February 16, 2022, 2pm  
West Center Auditorium / Zoom

\*Code of Conduct

**Directors:** Mike Zelenak (President), Nina Campfield (Vice President), Ted Boyett (Secretary), Donna Coon (Treasurer), Mark McIntosh (Assistant Secretary), Randy Howard (Assistant Treasurer), Kathi Bachelor, Carol Crothers, Christine Gallegos, Connie Griffin, Bart Hillyer, Bev Lawless, Scott Somers (non-voting)

### **AGENDA TOPIC**

1. GVR Foundation Planned Pickleball Tournament's Benefit to GVR and Members
2. GVR Pickleball Club
3. Presentation on Electrical Vehicle Charging Station at West Center
4. Video Posting of Board and Committee Meetings



Green Valley Recreation, Inc.  
**Board of Directors Work Session**

**GVR Foundation Review of Pickleball Tournament**

**Prepared By:** Nanci Moyo, Administrative Supervisor    **Meeting Date:** February 16, 2022

**Presented By:** GVR Foundation

<b>Originating Committee / Department:</b> GVR Foundation
<b>Action Requested:</b> Listen to the Presentation
<b>Background Justification:</b> In the Attachment
<b>Attachment:</b> GVR Foundation Planned Pickleball Tournament’s Historical Review and Benefits

## INTRODUCTION

Consistent with Green Valley Recreation, Inc. (GVR) Board of Directors policy, GVR clubs may host competitive events at GVR facilities with members and non-GVR members participating (*GVR Corporate Policy Manual, SEC. VIII – GVR PROGRAMS/CLUBS, SUBSECTION 2. GVR CLUBS*).

After a two-year delay due to the COVID-19 pandemic and in total compliance with GVR policy, the inaugural **'Greater Wealth Foundation Games Pickleball Tournament'** (a.k.a. **'Foundation Games'**) hosted by the GVR Pickleball Club at GVR's *Kent J. Blumenthal Pickleball Complex* on October 19-23, 2022! Multiple benefits will accrue to GVR members and the Green Valley community at-large through the *Foundation Games*.

## HISTORICAL OVERVIEW

The complex opened on January 27, 2020 before a crowd of nearly 450 pickleball enthusiasts, Pima County officials and other guests.

### Historical Timeline

From early March 2014 through the pickleball complex's Grand Opening in late January 2020, GVR's Board of Directors and staff actively engaged in exploring options to meet the ever-increasing member demand for more and improved GVR pickleball facilities.

- March 24, 2014 – GVR Board unanimously approved creation of an ad hoc committee entitled, "Outdoor Racquet Sports Task Force" as a subcommittee of the Board's Planning & Evaluations Committee. In examining current and future needs of tennis and pickleball, the Task Force assessed participation and facility use by sport and funding sources for facilities expansion, where needed. In pursuing its objectives, the Task Force conducted several GVR Member Forums and identified steps that might be taken to relieve over-crowding at GVR's sole 4-court pickleball facility, and provide recommendations to GVR's Board of Directors.
- February 4, 2015 - GVR's Board of Directors voted unanimously to establish a goal of constructing a 24-court pickleball complex.
- September 27, 2016 - GVR's Board of Directors voted unanimously to accept the 10-year GVR Strategic Facilities Master Plan prepared by WSM Architects (Tucson, AZ). The Plan cited the need for more pickleball courts as one of the greatest member needs, and provided a conceptual design for a 24-court GVR pickleball complex.
- March 14, 2017 – GVR Board authorized its CEO to begin a search for and evaluation of real property for development of a pickleball complex.
- February 27, 2018 – GVR Board voted unanimously to purchase property at 2612 South Camino de la Canoa in Green Valley for the purpose of constructing not less than a 24-court GVR Pickleball Complex.
- March 22, 2018 - GVR Board and GVR Foundation agreed to cooperate in a capital fundraising campaign to financially support development of a 24-court pickleball complex to

include an instructional court, ramada, meeting/conference room, parking, restrooms, water stations, and shade structures. The Agreement resolved that, *“Once developed [the Pickleball Complex] would allow GVR members and guests opportunity for pickleball play with broader access by the Greater Green Valley Community through the Southern Arizona Senior Games, education and public instruction, and tournaments.”*

- September 2018 - GVR accepted a generous \$50,000 Freeport McMoRan Foundation economic development grant obtained by the GVR Foundation to help offset expenses associated with restrooms construction at a future GVR pickleball complex. In accepting the grant, GVR committed to allow USAPA (USA Pickleball Association)-sanctioned tournaments at the pickleball complex that are open to the public.
- January 7, 2019 - GVR Board approved sending a site development plan prepared by WSM Architects, Inc. for the GVR 24-court Pickleball Complex to Pima County for approval.
- January 29, 2019 – GVR Board approved funding of up to \$1.25 million for Phase I construction of a pickleball complex and stipulated that the funding was intended for construction costs of no less than eight (8) regulation pickleball courts and site development and infrastructure costs to accommodate parking, restrooms, office space, storage and up to twenty-four (24) regulation pickleball courts.
- June 26, 2019 – GVR Board approved a construction contract for Phase I of the pickleball complex and authorized funding to build the complex’s infrastructure (e.g., parking lot, restroom facilities, etc.) and a minimum of eight courts.
- July 16, 2019 - Groundbreaking ceremony held at the site the GVR pickleball complex.
- January 27, 2020 – Grand Opening celebration of the GVR Pickleball Complex.

### **Fundraising Miracle**

During the initial six weeks of construction following a Groundbreaking Ceremony in July 2019, the GVR Pickleball Club worked in close cooperation with the not-for-profit GVR Foundation to organize and execute a massive fundraising campaign.

The campaign's goal was to raise \$340,000 as quickly as possible, enough to construct 16 additional pickleball courts along with needed shaded walkways and fencing for the courts. If successful, the fundraising effort would increase the size of the complex from eight to 24 courts as originally envisioned and approved by the GVR Board of Directors.

In August 2019, a *‘Memorandum of Understanding’* (MOU) between the GVR Pickleball Club, Greater Green Valley Community Foundation and GVR Foundation provided grants of \$25,000 from each Foundation for the 24-court fundraising effort. In exchange for the grants, the GVR Pickleball Club agreed adhere to all GVR policies regarding use and care of the GVR Pickleball Complex facility, and all parties to the MOU agreed that monies awarded as part of the MOU were grants, not loans. The GVR Pickleball Club was not obligated to repay the grants, but did

agree to a 'good-faith' effort to host '*Foundation Games*' Pickleball Tournaments annually at the GVR Pickleball Center for at least five (5) years, with an understanding that following the initial tournament, the GVR Pickleball Club Board and tournament leaders would meet with representatives of both Foundations to evaluate the tournament for feasibility and any needed changes, and to determine whether it is viable to conduct the *Foundation Games* Pickleball Tournament the following year [see *Memorandum of Understanding*, attached].

Thanks to 534 contributors that includes the GVR Foundation and Greater Green Valley Community Foundation, a total of \$377,455 in donations and pledges were received between July and August, 2019. The donations provided sufficient funds to build the 16 additional courts as part of Phase I construction of the GVR Pickleball Complex. Contributions beyond those needed for the 16 additional courts were donated to GVR to install monument signage at the entrance to the complex, and purchase court-side benches and portable bleachers for use at any GVR facility. Future Phase II plans include construction of an instructional court with terraced seating, and a conference/meeting room Ramada.

### **'Greater Wealth Foundation Games' Pickleball Tournaments**

GVR's direct role in '*Greater Wealth Foundation Games*' Pickleball Tournaments is extremely limited. The tournaments are organized and managed solely by GVR Pickleball Club volunteers and volunteers from the GVR Foundation, all of whom are GVR members. Additional leadership, organizational and fundraising support is provided by the Greater Green Valley Community Foundation. GVR is not involved in Foundation Games event planning.

Tournament organizers have pledged to run the Foundation Games compliant with all GVR rules, and in accordance with GVR policy, the GVR Pickleball Club is expected to notify GVR's Club Liaison prior to each Foundation Games event and provide documentation outlining the nature of the competition.

GVR may provide ordinary and customary assistance for the Foundation Games, the same as it does for any Club-sponsored competitive tournament, such as promoting the tournament using its normal communications outlets (weekly eBlasts, etc.), providing regular custodial services for restroom facilities, and assistance in setting-up portable bleachers.

### **Multiple Benefits to GVR Members**

There are enormous benefits to GVR and its members of hosting the Foundation Games Pickleball Tournament at the Pickleball Complex.

1. The tournament offers an opportunity for GVR members to compete against some of the best pickleball players in the nation.
2. The Foundation Games pickleball tournaments will be conducted solely at the 24-court pickleball complex and are expected to attract mostly GVR member competitors. Any GVR member who wants to play recreational pickleball during the tournaments can to play at any of the other 12 GVR pickleball courts located at Canoa Ranch Center (4 courts) and East Center (8 courts).
3. Hosting the Foundation Games at the pickleball complex is consistent with GVR's policy and tradition of allowing GVR Clubs to conduct competitive sport tournaments with non-members participating. These competitive tournaments are operated by GVR clubs and are already offered at several GVR facilities, including tennis, bocce ball, shuffleboard, and swimming.
4. Any net proceeds from the tournament will be shared equally between the GVR Foundation and the Greater Green Valley Community Foundation, and will assist GVR members with special financial and social needs, including funding for GVR's Member Assistance Program.
5. Hosting the Foundation Games at GVR's 24-court pickleball complex enhances the overall attractiveness of Green Valley to potential homeowners and helps maintain residential property values.
6. By hosting the Foundation Games, GVR stands to attract people who will choose to relocate to Green Valley and join GVR, providing thousands of dollars in new non-dues income to the Corporation to help GVR fund its reserves and other priorities.
7. When GVR accepted a \$50,000 Freeport McMoRan Foundation economic development grant in 2018 sought by the GVR Foundation for the pickleball complex, GVR committed to having USAPA-sanctioned tournaments at the complex that are open to the public. The Foundation Games allows GVR to honor this commitment to Freeport McMoRan Foundation.
8. By hosting of the Foundation Games, GVR acknowledges the wonderful financial contribution of \$50K from two local charitable foundations: **GVR Foundation** and

**Greater Green Valley Community Foundation.** These two Foundations helped the GVR Pickleball Club raise enough donations to expand the GVR-owned complex from eight to 24-courts, making it the largest pickleball complex in southernmost Southern Arizona.

Over several years, GVR has benefited financially and reputationally from collaboration and partnerships with the **GVR Foundation** (e.g., Member Assistance Program; grants to complete the GVR Pickleball Complex; etc.,) and the **Greater Green Valley Community Foundation** (e.g., Southern Arizona CultureFest; Javelina Project; Southern Arizona Tourism & Attractions'; 'Write a Will Workshops'; etc.,). GVR's endorsement of the Foundation Games enhances these important relationships and emphasizes the fact that GVR is an important community leader.

9. Hosting the Foundation Games at GVR's 24-court pickleball complex offers local businesses that serve GVR members opportunities to showcase their programs and services through tournament sponsorships. It also provides a much-needed economic boost to the local economy.



# Green Valley Recreation, Inc. Board of Directors Work Session

## West Center EV Charging Station

**Prepared By:** David Jund, Facilities Director    **Meeting Date:** February 16, 2022

**Presented By:** David Jund, Facilities Director

<p><b>Originating Committee / Department:</b> Facilities Department</p>
<p><b>Action Requested:</b> Direct staff to move forward with developing the scope of the TEP approved West Center EV Charging Station project.</p>
<p><b>Strategic Plan Focus Area:</b> Goal 1: Provide excellent facilities for members to participate in a variety of active and social opportunities Goal 4: Cultivate and maintain a sound financial base that generates good value for our members</p>
<p><b>Background Justification:</b> Initial Inquiry by Staff</p> <ul style="list-style-type: none"> <li>• In June of 2021, staff reached out to TEP to receive information on their EV Charging programs.</li> <li>• A representative from the company CLEAResult contacted staff in July.</li> <li>• CLEAResult, Consulting, Inc is an acting agent of Tucson Electric Power and is the largest provider of energy efficiency and demand response solutions in North America. They are GVR’s project consultants and will coordinate the project’s processes with TEP.</li> <li>• An online initial discussion with a representative of CLEAResult was conducted in August.</li> <li>• At that time, the potential for GVR and what program would be the best benefit for both TEP and GVR were discussed.</li> <li>• In August, staff submitted inquiries for 2 projects (333 W. Paseo Del Prado and 1111 W. GVR Drive) and scheduled a Site Assessment.</li> </ul> <p><b>Site Assessment</b></p> <ul style="list-style-type: none"> <li>• On September 27, 2021, CLEAResult representatives met with staff and walked both sites, including the Administrative Offices building.</li> <li>• After looking at West Center and FMB it was agreed that both sites were viable and staff moved forward with submitting applications to</li> </ul>



TEP for their review and to seek and to lock in possible funding incentives still available for FY2021

**West Center – 1111 W. GVR Drive**

- West Center was considered due to its proximity to the I-19 corridor as well as nearby shopping and restaurants.
- This location would be available to members and the community to utilize on their day-to-day excursions or for EV travelers to access for a quick charge as they travel along I-19.

**Facilities Management Building – 333 W. Paseo Del Prado**

- With more vehicle product options being developed and made available, converting some or all of the GVR fleet vehicles over to EV alternatives is becoming steadily a more viable option. This made EV charging stations at the GVR Facilities Management Building (FMB) a project for consideration.
- Though, the EV chargers at this location would be primarily for GVR fleet vehicles they, like West Center’s, would also be available to members and the community to use.

**Where We Are Today**

- At this moment, the West Center project has been approved by TEP to move forward to the next steps and potential funding incentives from FY2021 have been identified by TEP.
- The stations can be set up with variable pricing to offer ranges of cost-for-use by members and others that wish the use the GVR EV chargers to charge their vehicles.

**Fiscal Impact:**

TEP has conditionally reserved up to \$14,717 from their 2021 program funding for the West Center EV Charging Stations project.

The full cost to GVR for the project is unknown at this time as the full scale and scope of the project has not yet been fully developed.

This new initiative has the potential to help diversify GVR’s revenue streams.

Part of developing the scope of the project will be to include the capacity to offer a range of pricing for specific users of the charging stations.

For example, depending on current baseline costs of energy, with the use of the

GVR issued employee/membership card, a pricing rate for employee and members can be set up for, say, \$.08 per kWh for charging their personal electric vehicles. A sperate public charging pricing can be set at a higher rate for \$.11 per kWh.

Other models for GVR to consider for public charging pricing, may be “pay as you go”, or a monthly subscription. A monthly subscription could possibly be available for GVR members, too.

There are even more charging rate options to be looked into when developing the project. Charging “by-the-minute” or per session, as opposed to, per kWh are all options to weigh.

**Board Options:**

1. Direct staff to move forward with developing the scope of the TEP approved West Center EV Charging Station project design and bring options and preliminary cost estimates to a future regular meeting of the Board of Directors.
2. Provide alternative direction to staff

**Staff Recommendation:**

Option #1

**Recommended Motion:**

NA

**Attachment:**

- Smart EV Charging Program Fact Sheet (TEP)



# Energize Your Business by Supporting Electric Vehicles

TEP's new Smart EV Charging Program offers commercial customers generous incentives for purchasing and installing qualified charging stations on their premises.

All businesses, multi-family complexes, nonprofit groups and schools qualify for these incentives, with higher amounts available in lower-income areas.\* Our rebates greatly offset your purchase and installation costs, making it easier to become a leader in developing sustainable EV infrastructure for our community.

## Incentives<sup>1,2</sup>

Charger Type	Site	Standard	Disadvantaged Community (DAC) Eligible Projects*
Level 2 (L2)	Workplace	\$4,500/port; up to 75% of project cost	\$6,000/port; up to 75% of project cost
Level 2 (L2)	Multi-family, Nonprofit	\$6,000/port; up to 85% of project cost	\$9,000/port; up to 85% of project cost
DC Fast Charger (DCFC)	All	\$24,000/port; up to 75% of project cost	\$40,000/port; up to 75% of project cost

<sup>1</sup> Customers must purchase and install a minimum of two (but up to six) Level 2 or DC fast charging ports at their location.

<sup>2</sup> Projects that involve the installation of six or more ports will be evaluated on an individual basis and incentives may vary.

\*Includes projects located in U.S. Census tracts where average household incomes do not exceed 80% of the median Arizona household income AND where chargers are made available to the public during normal business hours. For a map of qualifying areas, visit <https://www.census.gov>.

## Learn More

To learn more about the program and how to apply, visit [tep.com/Smart-Charging](https://tep.com/Smart-Charging) or contact us at 520-745-3592 or [EVTEP@tep.com](mailto:EVTEP@tep.com).

## How Businesses Benefit

- Promotes your organization as eco-friendly and forward-thinking
- Helps you achieve your sustainability goals
- Assists with employee recruitment and retention
- Builds goodwill by providing a community amenity
- Increases your property value

## How TEP Supports Your Project

- Conducts a site evaluation to determine the best charging solution
- Provides customers with a prequalified list of approved charging port vendors and referrals to qualified installers
- Educates customers on best practices for equipment operation
- Provides post-inspection follow-up and guidance to ensure the project meets your goals and expectations