



# Pima County Clerk of the Board

Julie Castañeda

Melissa Manriquez  
Deputy Clerk

Administration Division  
130 W. Congress, 5<sup>th</sup> Floor  
Tucson, AZ 85701  
Phone: (520)724-8449 • Fax: (520) 222-0448

Management of Information & Records Division  
1640 East Benson Highway  
Tucson, Arizona 85714  
Phone: (520) 351-8454 • Fax: (520) 791-6666

August 5, 2020

Daniel Kelliher, President  
P6 - Pick Six  
9249 S. Broadway, Suite 200-323  
Highlands Ranch, CO 80129

RE: Off Track Pari-Mutuel Wagering Location  
Applicant: P6 - Pick Six  
Location: Union Public House, 4340 N. Campbell Avenue, Suite 100  
Reforma Modern Mexican, 4340 N. Campbell Avenue, Suite 101  
Proof Artisanal Pizza & Pasta, 4340 N. Campbell Avenue

Dear Mr. Kelliher:

Notice is hereby given that the above-referenced is scheduled to be heard before the Pima County Board of Supervisors on Tuesday, August 17, 2020, at approximately 9:00 a.m. or thereafter, at the following location:

Pima County Administration Building  
Board of Supervisors Hearing Room  
130 W. Congress, 1st Floor  
Tucson, AZ 85701

If you have any questions pertaining to this matter, please contact this office at (520)724-8449.

Sincerely,

A handwritten signature in black ink, appearing to read "Castañeda", is written over a horizontal line.

Julie Castañeda  
Clerk of the Board



Pima County  
130 W. Congress St.  
Tucson, AZ 85701

County Clerk,

We ask for formal review and approval for Off-Track Betting (OTB) within the confines of Pima County, Arizona at the site locations identified below. Our request is made on behalf of ourselves and the Off-Track Betting locations. Letters from each site are included in the documentation provided here.

Within this submission please find the following documents.

1. Certificate to Conduct Racing and Off-Track Betting for Rillito Park Racetrack, under whose rights and approvals with the State of Arizona the Off-Track Betting will be conducted.
2. Service Agreement between ourselves and each site location,
3. Site layout for the anticipated Off-Track Betting activity at each location,
4. Off-Track Betting Information Guide (HOW TO BET),
5. Overview of Off-Track Betting Services for Pick Six Partners LLC,
6. List of Off-Track Betting locations where approval is being sought.

Please contact us with any questions you may have. And please provide feedback and/or direction regarding when this item is placed on the formal Agenda for consideration and approval by Pima County.

Best regards,

A handwritten signature in black ink, appearing to read 'Daniel P. Kelliher', is written over a horizontal line.

Daniel P. Kelliher

President

Pick Six Partners, LLC

**A TEMPORARY PERMIT TO CONDUCT A HORSE RACING MEET**

**STATE OF ARIZONA TO:**

**RILLITO PARK FOUNDATION  
RILLITO RACING INC.  
2018, 2019, 2020  
RILLITO PARK RACETRACK  
JAYE H. WELLS, PRESIDENT**

By virtue of the authority vested in the ARIZONA RACING COMMISSION (Commission), a division of the Arizona Department of Gaming, pursuant to the provisions of Arizona Revised Statutes Title 5, Chapter 1, on January 11, 2018 the Commission has considered and approved a temporary permit to conduct a horse racing meet pursuant to A.R.S. §5-108(F). This temporary permit shall remain in effect during the permit application background investigation and until such time as the Commission has made a final determination to approve or deny the application for a commercial racing permit. During the period, the Commission may revoke the temporary permit for any reason which would be grounds to refuse to issue, approve or renew a permit under the provisions of A.R.S. §5-108(F).

The Permittee is authorized to conduct horse racing only by pari-mutuel wagering and only on those days indicated on the approved schedule of performances identified in "Schedule A".

This temporary permit to conduct a race meet is deemed personal in nature, is nontransferable and shall terminate upon a substantial change of ownership of the Permittee, as provided in Chapter 1 of Title 5, §5-107, Arizona Revised Statutes. In addition, pursuant to ARS §5-108.2(B), the Commission may revoke a temporary permit to hold a race meet if any corporate permittee which transfers 10 percent of its stock after a permit to hold a race meeting is issued, and before termination of the permit period, except as authorized in A.R.S. §5-108 (A)(2)(d).

**Permit Term:** January 1, 2018 through December 31, 2018, January 1, 2019 through December 31, 2019, and January 1, 2020 through December 31, 2020.

**Cash Bonds:** Pursuant to Arizona Revised Statute ("A.R.S.") §5-107(C), a commercial Permittee shall deposit a cash bond with the Department in an amount set by the Director to ensure the payment of fees and the amount due the State as the percentage of pari-mutuel receipts payable to the State by law.

**Amount Set:** Five Thousand Dollars (\$5000)

**Performance Bonds:** A.R.S. §5-107(D) requires the Permittee shall deposit a bond in an amount determined by the Director and payable to the State for the benefit of the State and any person covered by this statute. The bond shall be effective for the period of the racing permit granted by the Commission.

**Amount Set:** Forty Thousand Dollars (\$40,000)

**Horsemen's Bookkeeper:** A horsemen's bookkeeper shall be employed by the Permittee and shall be on duty during regular hours throughout the term of this permit. The horsemen's bookkeeper shall keep and preserve records which will reflect deposits, withdrawals, credits or any other charges that may be made by an owner and other such records as may be required by the Director, and shall deposit funds daily to the horsemen's account. The horsemen's bookkeeper shall furnish the Department a financial statement or permit an audit of the horsemen's account upon request. The only signature which shall be authorized on checks withdrawing funds from the horsemen's account shall be the signature of the licensed

horsemen's bookkeeper, except that in the event of incapacity of the bookkeeper, the Division of Racing may authorize another person to sign checks. Pursuant to Arizona Administrative Code ("A.A.C.") R19-2-103, R19-2-121 (A)(1) and (O)(3), the horsemen's bookkeeper shall be bonded in an amount set by the Director, guaranteeing the faithful performance of their duties pursuant to A.A.C. R19-2-121(O). The bond shall be effective for the period of the temporary racing permit granted by the Commission.

**Amount Set:** Twenty Thousand Dollars. (\$20,000)

#### **Indemnification Clause**

**Indemnification Clause:** Permittee shall indemnify, defend, save and hold harmless the State of Arizona, its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees (hereinafter referred to as "Indemnatee") from and against any and all claims, actions, liabilities, damages, losses, costs or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") arising out of bodily injury or personal injury of any person (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of Permittee or any of its owners, officers, directors, agents, employees, contractors, or subcontractors. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such Permittee to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. It is the specific intention of the parties that the Indemnatee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnatee, be indemnified by Permittee from and against any and all claims. It is agreed that Permittee will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable. In consideration of the award of this permit, the Permittee agrees to waive all rights of subrogation against the State of Arizona, its officers, officials, agents and employees for losses arising from the racing meeting conducted and managed by Permittee under this permit.

*This indemnity shall not apply if the Permittee or its contractor(s) or subcontractor(s) is/are an agency, board, commission, or university of the State of Arizona.*

**Insurance Requirements:** Permittee and its contractors and subcontractors shall procure and maintain, until all of their obligations have been discharged, insurance against claims for injury to persons or damage to property which may arise from or in connection with the racing meeting conducted and managed by the Permittee, its agents, representatives, employees, contractors or subcontractors.

The *insurance requirements* herein are minimum requirements for this permit and in no way limit the indemnity covenants contained in this permit. The State of Arizona in no way warrants that the minimum limits contained herein are sufficient to protect the Permittee from liabilities that might arise out of the racing meeting as a result of actions by the Permittee, its agents, representatives, employees, contractors or subcontractors, and Permittee is free to purchase additional insurance.

1. **Minimum Scope and Limits of Insurance:** Permittee shall provide coverage with limits of liability not less than those stated below.

- a. Commercial General Liability – Occurrence Form

Policy shall include bodily injury, property damage, personal injury and broad form contractual liability.

• General Aggregate	\$2,000,000
• Products – Completed Operations Aggregate	\$1,000,000
• Personal and Advertising Injury	\$1,000,000
• Damage to Rented Premises	\$50,000
• Blanket Contractual Liability – Written and Oral	\$1,000,000
• Each Occurrence	\$1,000,000

- i. The policy shall be endorsed, as required by this permit, to include the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees as additional insureds with respect to liability arising out of racing-meeting activities performed by or on behalf of the Permittee.
  - ii. Policy shall contain a waiver of subrogation endorsement, as required by this permit, in favor of the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees for losses arising out of racing-meeting activities performed by or on behalf of the Permittee.
  - iii. For any Permittee selling alcoholic beverages on their premises, the policy shall also cover Liquor Liability for the full limits of the policy.
- b. Worker's Compensation and Employers' Liability

Workers' Compensation

Statutory

Employers' Liability

• Each Accident	\$1,000,000
• Disease – Each Employee	\$1,000,000
• Disease – Policy Limit	\$1,000,000

- i. Policy shall contain a waiver of subrogation endorsement, as required by this written agreement, in favor of the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees for losses arising out of racing-meeting activities performed by or on behalf of the Permittee.
- ii. This requirement shall not apply to each Permittee, or its contractor or subcontractor, exempt under A.R.S. 23-901, when such Permittee, contractor, or subcontractor executes the appropriate waiver form (Sole Proprietor/Independent Contractor).

**Additional Insurance:** If attendance at a racing meeting shall exceed 1,000 participants and spectators, Permittee must obtain a minimum of \$5,000,000.00 General Liability coverage in addition to the stated requirements in section 1(a) above.

**Additional Insurance Requirements:** The policies shall include, or be endorsed to include, as required by this permit, the following provisions:

- a. The Permittee's policies, as applicable, shall stipulate that the insurance afforded the Permittee shall be primary and that any insurance carried by the Division, its agents, officials, employees or

the State of Arizona shall be excess and not contributory insurance, as provided by A.R.S. § 41-621(E).

- b Insurance provided by the Permittee shall not limit the Permittee's liability assumed under the indemnification provisions of this permit.

**Notice of Cancellation:** Applicable to all insurance policies required within the Insurance Requirements of this permit, Permittee's insurance shall not be permitted to expire, be suspended, be canceled, or be materially changed for any reason without thirty (30) days prior written notice to the State of Arizona. Within two (2) business days of receipt, Permittee must provide notice to the State of Arizona if they receive notice of a policy that has been or will be suspended, canceled, materially changed for any reason, has expired, or will be expiring. Such notice shall be sent directly to the State of Arizona Department of Gaming, Racing Division, Rudy Casillas, Director, 1110 West Washington, Suite 450, Phoenix, Arizona, 85007, and shall be mailed, emailed, hand delivered or sent by facsimile transmission.

**Acceptability of Insurers:** Permittee's insurance shall be placed with companies licensed in the State of Arizona or hold approved non-admitted status on the Arizona Department of Insurance List of Qualified Unauthorized Insurers. Insurers shall have an "A.M. Best" rating of not less than A-VII. The State of Arizona in no way warrants that the above-required minimum insurer rating is sufficient to protect the Permittee from potential insurer insolvency.

**Verification of Coverage:** Permittee shall furnish the State of Arizona with certificates of insurance (valid ACORD form or equivalent approved by the State of Arizona) evidencing that Permittee has the insurance as required by this Permit. An authorized representative of the insurer shall sign the certificates.

- a. All certificates of insurance and policy endorsements must be received and approved by the State of Arizona prior to commencement of a racing meeting under this Permit. The State's receipt of any certificates of insurance or policy endorsements that do not comply with this written agreement shall not waive or otherwise affect the requirements of this permit.
- b. Each insurance policy required by this permit must be in effect at, or prior to, commencement of a racing meeting under this Permit. Failure to maintain the insurance policies as required by this Permit, or to provide evidence of renewal, is a material breach of Permit.
- c. All certificates required by this Permit shall be sent directly to State of Arizona Department of Gaming, Racing Division, Rudy Casillas, Deputy Director, 1110 West Washington, Suite 450, Phoenix, Arizona, 85007. The State of Arizona permit name and permit term shall be noted on the certificate of insurance. The State of Arizona reserves the right to require complete copies of all insurance policies required by this Permit at any time.

**Subcontractors:** Permittee's certificate(s) shall include all Permittee contractors and subcontractors as insureds under its policies or Permittee shall be responsible for ensuring and/or verifying that all contractors or subcontractors have valid and collectable insurance as evidenced by the certificates of insurance and endorsements for each contractor or subcontractor. All coverages for Permittee contractors and subcontractors shall be subject to the minimum requirements identified above. The Division reserves the right to require, at any time throughout the life of this permit, proof from the Permittee that its contractors and subcontractors have the required coverage.

**Approval and Modifications:** The Division, in consultation with the Arizona Department of Administration, Risk Management Division, reserves the right to review or make modifications to the insurance limits, required coverages, or endorsements throughout the life of this permit, as deemed necessary. Such action will not require a formal permit amendment but may be made by administrative action.

**Exceptions:** In the event the Permittee, or its contractor(s) or subcontractor(s) is/are a public entity, then the Insurance Requirements shall not apply. Such public entity shall provide a Certificate of Self-Insurance. If the Permittee, or its contractor(s) or subcontractor(s) is/are a State of Arizona agency, board, commission, or university, none of the above shall apply.

**Simulcasting:** Simulcasting shall be in compliance with A.R.S. §§ 5-110 and 5-112. The Permittee shall obtain prior approval from the Director for all simulcasts sent or received. Simulcast signals or teletracking of simulcast signals does not prohibit live racing or teletracking of that live racing in any county at any time. Simulcasting may only be authorized for the type of racing authorized by a permittee's permit.

**Permittee Responsibilities:** The racing meetings are to be conducted in accordance with the laws of the State of Arizona, the rules and regulations of the Arizona Racing Commission as they now exist or as hereafter may be amended or adopted and any directive or policy issued by the Arizona Racing Commission or the Department of Racing. The Department will consider the Permittee General Manager as the representative of the Permittee, and as such, may be held responsible in all matters of Permittee responsibility as set forth in statute, rule, policy or directive. Permittee responsibilities include, but are not limited to: adequate security, maintenance of the grounds, providing officials, certification of equipment, compliance with off-track betting requirements, special events compliance, and compliance with information and data submission filing and submittal requirements. Upon Division request, the Permittee shall provide within its grounds an appropriately furnished office for the exclusive use of and to be at the disposal of Division or Commission employees or officials.

**Purse Calculation and Payment:** Purses should be calculated and paid pursuant to A.R.S. §§ 5-111, 5-111.01, 5-112 and 5-114.

**Notes to Permit:** Wagering may be conducted at additional wagering facilities which are owned or leased by permittee or by the Permittee with consent of all Commercial Permittees currently licensed to conduct live racing in Pima County.

**Temporary Permit Approved: January 11, 2018**

WITNESS THE ARIZONA RACING COMMISSION at Phoenix, Arizona this 8 day of Feb., 2018.

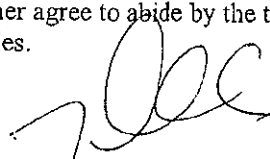
BY ORDER OF THE COMMISSION

ARIZONA DEPT OF GAMING/RACING DIVISION

  
\_\_\_\_\_  
RUDY CASILLAS, DIRECTOR

ACCEPTANCE;

The foregoing permit is accepted as written and we further agree to abide by the terms and conditions contained herein and all Arizona Racing Statutes and rules.



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JAYE H. WELLS, PRESIDENT

RILLITO RACING, INC.

RILLITO PARK FOUNDATION

Schedule A:

Race dates 2018:

February 10,11,17,18,24,25, 2018

March 3,4,10,11,17,18, 2018

Year 2019-TBD

Year 2020-TBD





# UNION

PUBLIC HOUSE

Pima County  
130 W. Congress Street  
Tucson, AZ 85701

County Clerk,

We request formal approval for our facility located at 4340 N Campbell Ave Suites 101-104, Tucson AZ 85718 to conduct Off-Track Betting (OTB). Off-Track Betting will be provided through a service agreement with Pick Six Partners LLC and conducted under the approvals granted to Rillito Park Racetrack by the State of Arizona for Off-Track Betting.

Additional supporting documentation regarding this request is provided here as part of Pick Six Partners' formal submission.

Please direct any correspondence in regard to this request to myself, or to Pick Six Partners LLC directly.

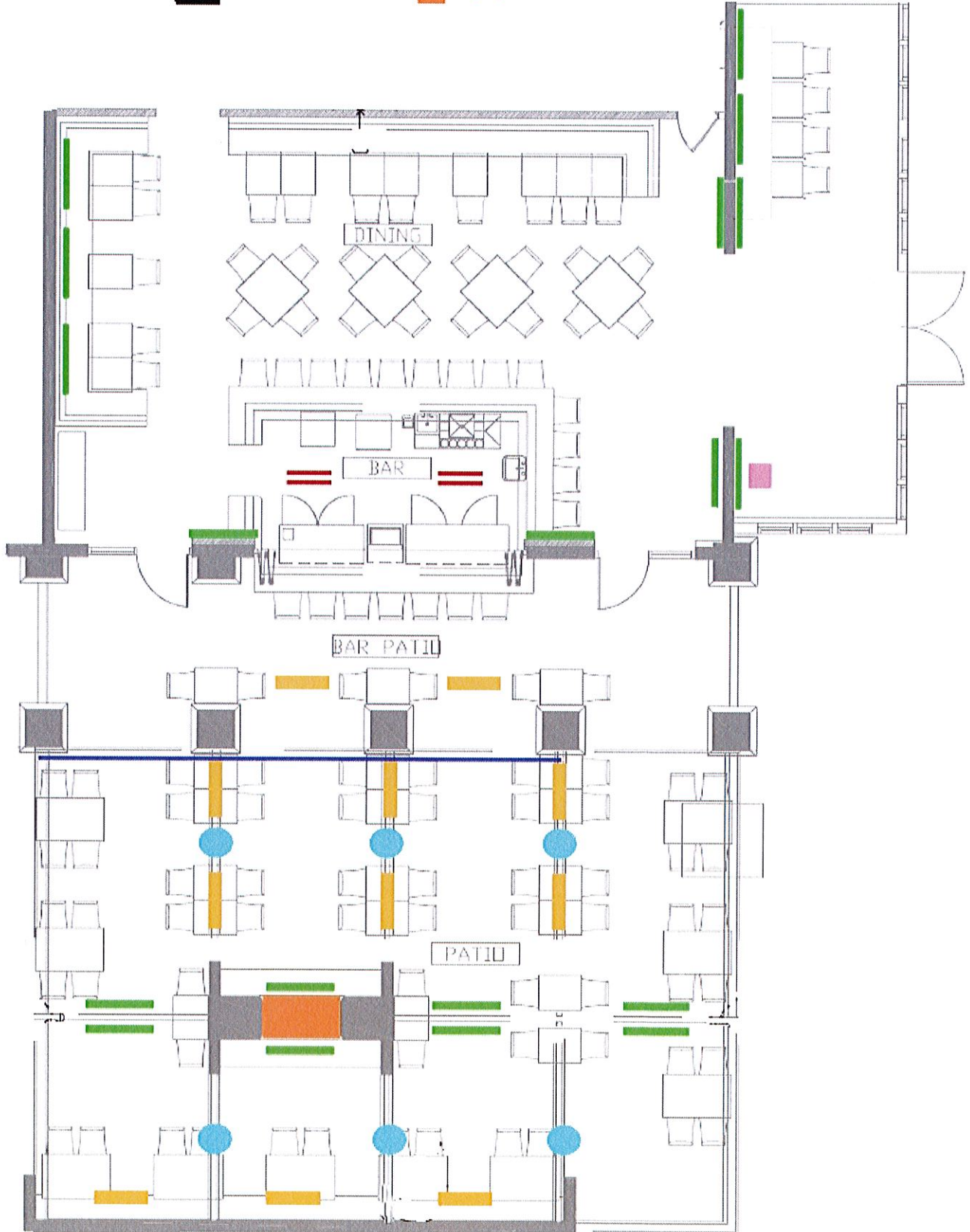
Best regards,

Grant Krueger  
Managing Director  
Union LLC  
DBA Union Hospitality Group  
grant@uniontucson.com

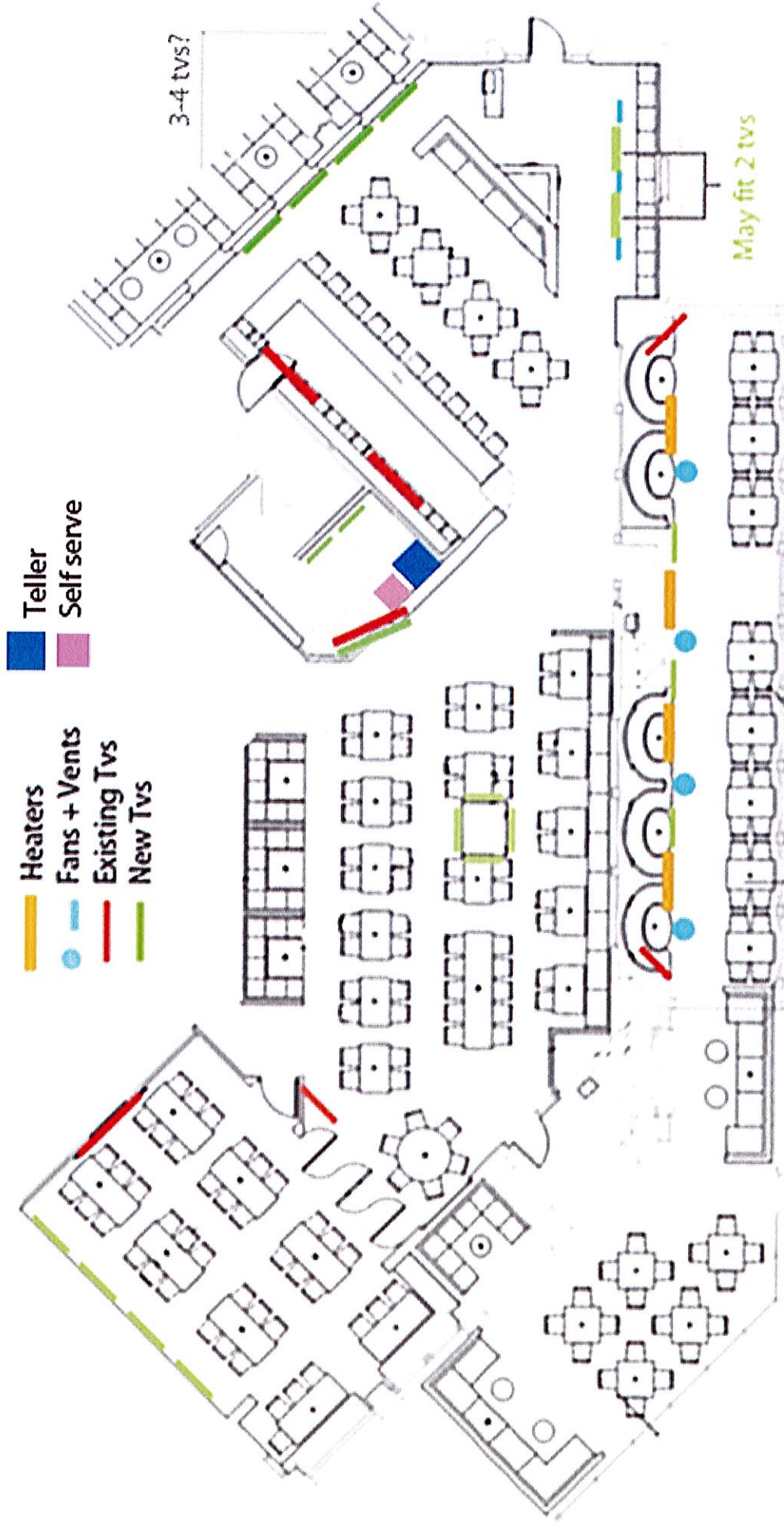
4340 North Campbell Avenue | St. Philips Plaza | Tucson, Arizona 85718  
520.329.8575 | info@uniontucson.com | facebook.com/uniontucson

PROOF

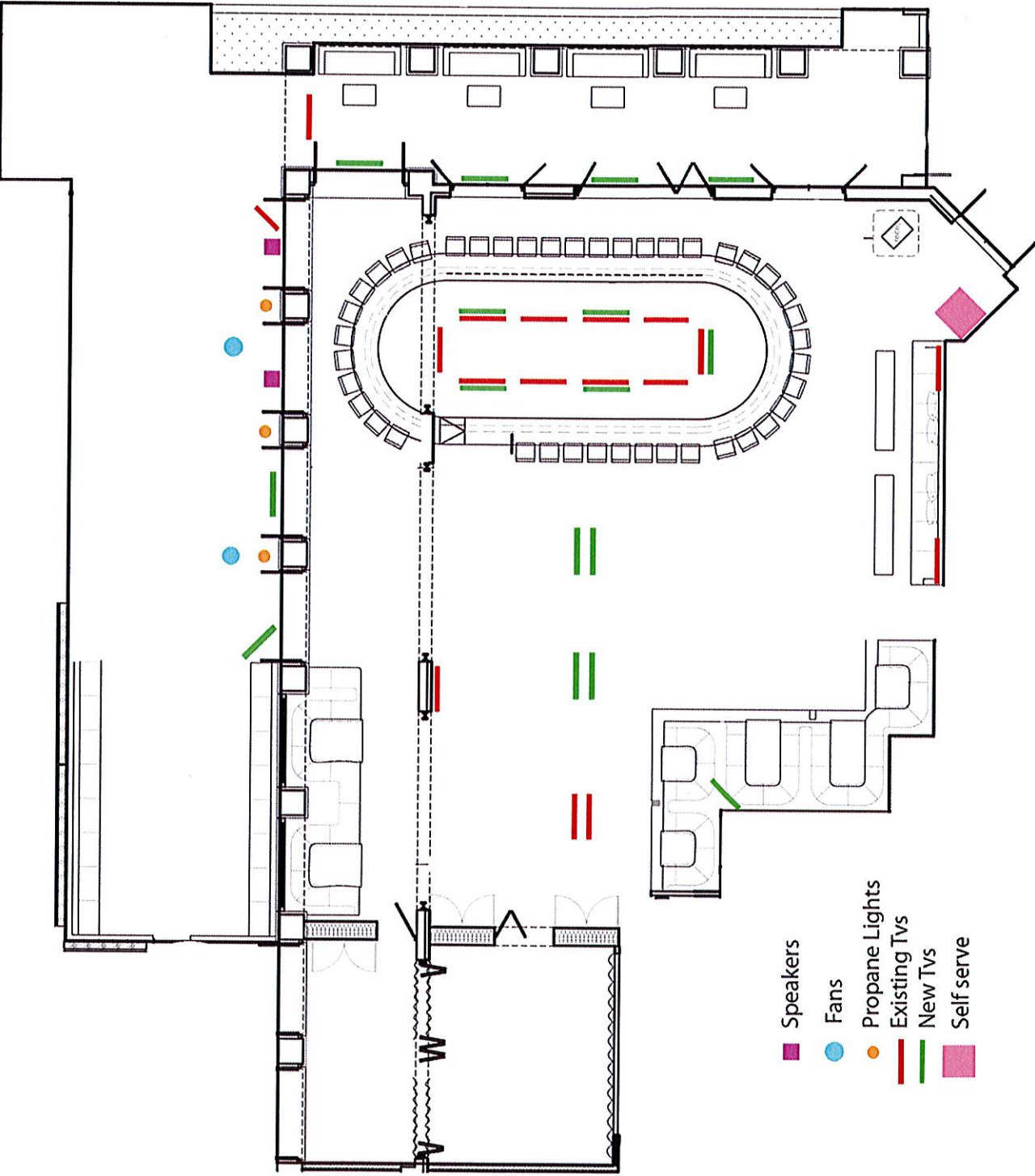
- Fans
- Heaters
- Piping
- Fireplace
- Existing TVs
- New TVs
- Self serve



# Reforma



# UNION



- Speakers
- Fans
- Propane Lights
- Existing TVs
- New TVs
- Self serve



How to place a bet

Will need to know:

- The name of the track, on which the bet will be placed.
- The race number.
- The cash amount of the wager.
- The type of wager.
- The Horse's number(s).

Basic Bets

- Win - pick the number to finish 1<sup>st</sup>
- Place - pick the number to finish 1<sup>st</sup> or 2<sup>nd</sup>
- Show - pick the number to finish 1<sup>st</sup>, 2<sup>nd</sup> or 3<sup>rd</sup>
- Across the Board - a bet where all three, "Win-Place-Show" are wagered on at once

Single Race Exotics

- Exacta - Pick the first 2 finishers in order.
- Quinella - Pick the first 2 finishers in any order
- Trifecta - Pick the first 3 finishers in order
- Superfecta - pick the first 4 finishers in order
- Super Hi-5 - pick the first 5 finishers in order

"Box" these bets, it will increase the price of the bet, because the player will be playing all possible combination of the numbers picked.

Multi-Leg Exotics

- Daily Double - Pick the winners of 2 consecutive races
- Pick Three - Pick the winners of 3 consecutive races
- Pick Four - Pick the winners of 4 consecutive races
- Pick Five - Pick the winners of 5 consecutive races
- 1. Pick Six - Pick the winners of 6 consecutive races

Jackpot Wagers

- Usually a Hi-5, Pick 5 or Pick 6
- To hit a jackpot, the player must hold the only ticket with the winning combination, otherwise they get consolation and there is a carryover
- A carryover is a percentage of the pool is paid out and the rest is "carried over" and used as the base for the wager's pool the next racing day.

5-118. Authorization to own or lease not more than six new additional wagering facilities

A permittee that is authorized to conduct live racing in a county with a population of seven hundred thousand persons or more but less than one million five hundred thousand persons may own or lease not more than six new additional wagering facilities in that county that begin operations between August 27, 2019 and June 30, 2022.

Off-Track Betting locations where approval is being sought for in Pima County:

St. Phillip's Plaza Located at 4340 N Campbell Ave Suites 101-104, all three restaurants, Proof Artisanal Pizza & Pasta, Reforma Modern Mexican Mezcal & Tequila, and Union Public House all which are operating under the same owner and a single liquor license.

**Parcel Number:** 108-18-7060**Property Address**

Street Number	Street Direction	Street Name	Location
4350	N	CAMPBELL AV	Pima County
4320	N	CAMPBELL AV	Pima County
4330	N	CAMPBELL AV	Pima County
4340	N	CAMPBELL AV	Pima County

**Contact Information****Property Owner Information:**

ST PHILIPS PLAZA LLC  
4280 N CAMPBELL AVE STE 212  
TUCSON AZ

85718-6594

**Property Description:**

SAINT PHILIPS PLAZA CTRL PTN LOT 1 & CTRL PTN  
N2 NW4 SW4 2.66 AC SEC 20-13-14

**Valuation Data**

Valuation Year	Property Class	Assessment Ratio	Land FCV	Imp FCV	Total FCV	Limited Value	Limited Assessed
2020	COMMERCIAL (1)	18.0	\$811,919	\$7,284,910	\$8,096,829	\$2,478,679	\$446,162
2021	COMMERCIAL (1)	18.0	\$811,919	\$1,548,728	\$2,360,647	\$2,360,647	\$424,916

**Property Information**

Township:	13.0	Section:	20 *	Range:	14.0E
Map:	16	Plat:	46	Block:	
Tract:		Land Measure:	115,823.00F	Lot:	00001
Census Tract:	4704	File Id:	1	Group Code:	000
Use Code:	1130 (RETAIL STRIP CENTER )			Date of Last Change:	11/2/2012

**Sales Information (1)**

Affidavit of Fee No.	Parcel Count	Sale Date	Property Type	Sale	Time Adjusted Sale	Cash	Validation
19980370985	2	3/1998	Commercial/Industrial	\$2,650,000	\$2,650,000	N	W1 JAC DEED: Special Warranty Deed



**Valuation Area**

District Supervisor: ALLY MILLER District No: 1

DOR Market	Land Subarea	Neighborhood	Sub ID	Economic District
12	2111060 DEL	08000601	16046 DEL	6

**Recording Information (3)**

Sequence No.	Docket	Page	Date Recorded	Type
20071770394	13138	1586	9/12/2007	QCDEED
19980370985	10760	3057	3/25/1998	
0	7435	802	12/21/1984	

**Commercial Characteristics**

Property Appraiser: Sarah Rushing Phone: (520) 724-8292

**Commercial Summary**

Interface	Total Sq Ft	Cost Value	CCS Override	Market Override
Y	36,274	\$2,406,875	\$0	\$7,284,910

**Commercial Detail**

SEQ-SECT	Const Year	Model / Grade	IPR	Sq Ft	RCN	RCNLD	Model Description
001-001	1985	142/3	0000000	10,204	\$1,069,950	\$636,834	COMMUNITY SHOPPING CENTER
002-001	1985	142/3	0000000	9,495	\$1,027,218	\$611,400	COMMUNITY SHOPPING CENTER
003-001	1985	142/3	0000000	16,575	\$1,618,198	\$963,151	COMMUNITY SHOPPING CENTER
004-001	1985	101/3	0000000	0	\$350,162	\$170,179	COMMERCIAL YARD IMPROVEMENTS
006-001	1985	290/3	0000000	0	\$70,308	\$25,311	PARKING LOT



May 20, 2020

Mr. Grant Krueger  
Managing Director  
Union LLC  
Managing Director  
Western Showcase LLC  
4340 N. Campbell Ave.  
Tucson, AZ 85718

**Re: Off-Track Betting**

Grant,

We have enjoyed discussing with your organization the opportunity we have been provided in Arizona for the operation of Off-Track Betting. Pursuant to our discussions, we present to you this letter of intent through which we can highlight key elements that will comprise the final contract between our respective organizations. This letter is presented to establish the main points of our business relationship about which we look to reach final agreement with you.

In summary, Pick Six Partners LLC/Momentum Entertainment ("Off-track Betting Operator") and Union Public House ("Restaurant Owner Operator") agree as follows:

1. The Parties recognize the following services as being required by the Off-track Operator in support of the ultimate agreement for Off-Track Betting at Union Public House and Maverick King of Clubs located at 4340 N. Campbell Avenue, Tucson, AZ and 6622 E. Tanque Verde Road, Tucson, AZ respectively.

- a. Betting tellers
- b. Teller training
- c. Restaurant staff training as appropriate in order to describe OTB operations
- d. Marketing of Off-Track Services
- e. Racetrack Content Management
- f. Organization and Management of Video Dissemination
- g. Track, Racing Commission and Administrative Reporting
- h. Necessary infrastructure in support of Off-Track Betting operations

9249 S. BROADWAY, SUITE 200-323, HIGHLANDS RANCH, CO 80129

JUL 20 2020 08:00 PM C:\KCH

4

2. Term of the final agreement will be no less than four (4) years in duration.  
3. The final agreement will contain auto-renewal components unless otherwise notified and/or declined by either or both Parties.

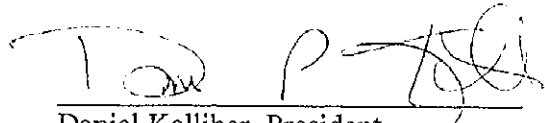
3. The Off-Track Betting Operator will make contributions to the Restaurant Owner Operator or pay for items directly.

- a. Cabling and infrastructure costs,
- b. Televisions,
- c. Outdoor display board,
- d. Location marketing efforts,
- e. Customer rewards

After reviewing the terms herein, please sign below on behalf of to confirm your agreement with the terms of this letter of intent. We will then work with you to put together the final agreement.

Cheers,

On behalf of PICK SIX PARTNERS and  
MOMENTUM SPORTS & ENTERTAINMENT

  
\_\_\_\_\_  
Daniel Kelliher, President

Approved by  
UNION LLC  
WESTERN SHOWCASE LLC

  
\_\_\_\_\_  
Grant Krueger, Managing Director



# Pima County Clerk of the Board

Julie Castañeda

Melissa Manriquez  
Deputy Clerk

Administration Division  
130 W. Congress, 5<sup>th</sup> Floor  
Tucson, AZ 85701  
Phone: (520)724-8449 • Fax: (520) 222-0448

Management of Information & Records Division  
1640 East Benson Highway  
Tucson, Arizona 85714  
Phone: (520) 351-8454 • Fax: (520) 791-6666

TO: Development Services, Zoning Division  
FROM: Clerk of the Board's Office  
DATE: July 27, 2020  
RE: Recommendation Request – Off-Track Pari-Mutuel Wagering Location

Attached find the application of:

Daniel P. Kelliher  
d.b.a. P6 - Pick Six  
9249 S. Broadway, Suite 200-323  
Highlands Ranch, CO 80129

On behalf of:

Union Public House  
4340 N. Campbell Ave., Suite 100

ZONING REPORT

DATE: 7/29/2020

Will current zoning regulations permit the issuance at this location?

Yes ☒

No ☐

If No, please explain:

  
Pima County Zoning Inspector

When complete, please return to [cob\\_mail@pima.gov](mailto:cob_mail@pima.gov)

JUL 29 2020 09:26 PC CLK- HD

mm



# Pima County Clerk of the Board

Julie Castañeda

Melissa Manriquez  
Deputy Clerk

Administration Division  
130 W. Congress, 5<sup>th</sup> Floor  
Tucson, AZ 85701  
Phone: (520) 724-8449 • Fax: (520) 222-0448

Management of Information & Records Division  
1640 East Benson Highway  
Tucson, Arizona 85714  
Phone: (520) 351-8454 • Fax: (520) 791-6666

TO: Development Services, Zoning Division  
FROM: Clerk of the Board's Office  
DATE: July 27, 2020  
RE: Recommendation Request – Off-Track Pari-Mutuel Wagering Location

Attached find the application of:

On behalf of:

Daniel P. Kelliher  
d.b.a. P6 - Pick Six  
9249 S. Broadway, Suite 200-323  
Highlands Ranch, CO 80129

Reforma Modern Mexican  
4340 N. Campbell Ave., Suite 101

ZONING REPORT

DATE: 7/29/2020

Will current zoning regulations permit the issuance at this location?

Yes ☒ No ☐

If No, please explain:

  
Pima County Zoning Inspector

When complete, please return to [cob\\_mail@pima.gov](mailto:cob_mail@pima.gov)

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Melissa Manriquez  
Deputy Clerk

# Pima County Clerk of the Board

Julie Castañeda

Administration Division  
130 W. Congress, 5<sup>th</sup> Floor  
Tucson, AZ 85701

Phone: (520) 724-8449 • Fax: (520) 222-0448

Management of Information & Records Division  
1640 East Benson Highway  
Tucson, Arizona 85714  
Phone: (520) 351-8454 • Fax: (520) 791-6666

TO: Development Services, Zoning Division  
FROM: Clerk of the Board's Office  
DATE: July 27, 2020  
RE: Recommendation Request – Off-Track Pari-Mutuel Wagering Location

Attached find the application of:

Daniel P. Kelliher  
d.b.a. P6 - Pick Six  
9249 S. Broadway, Suite 200-323  
Highlands Ranch, CO 80129

On behalf of:

Proof Artisanal Pizza & Pasta  
4340 N. Campbell Ave.

ZONING REPORT

DATE: 7/29/2020

Will current zoning regulations permit the issuance at this location?

Yes ☒ No ☐

If No, please explain:

Pima County Zoning Inspector

When complete, please return to [cob\\_mail@pima.gov](mailto:cob_mail@pima.gov)

JUL 29 2020 09:26 AM CLK (F-H)  
ms





Melissa Manriquez  
Deputy Clerk

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TO: Sheriff's Department

FROM: Clerk of the Board's Office

DATE: July 22, 2020

RE: Request for Off-Track Pari-Mutuel Wagering Location at Reforma Modern Mexican, 4340 N. Campbell Avenue, Suite 101

The Pima County Sheriff's Department's Recommendation:

## In Compliance

PCSD reviewed local databases and researched the application for misrepresentation and inaccuracies. Additionally, a review of the location shows no calls for service that would indicate cause for denial.

Not In Compliance

  
BUREAU CHIEF JOHN STRICKLEY  
Sheriff's Department

When complete, please return to [cob\\_mail@pima.gov](mailto:cob_mail@pima.gov)

JUL 29 2020 11:54 AM PCD/KCF-HD

AMU





**Melissa Manriquez**  
Deputy Clerk

# Pima County Clerk of the Board

**Julie Castañeda**

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Phone: (520) 351-8454 • Fax: (520) 791-6666

TO: Sheriff's Department

FROM: Clerk of the Board's Office

DATE: July 22, 2020

RE: Request for Off-Track Pari-Mutuel Wagering Location at Proof Artisanal  
Pizza & Pasta, 4340 N. Campbell Avenue

The Pima County Sheriff's Department's Recommendation:

A handwritten signature in black ink, appearing to be "JH", is written over the "In Compliance" text.

## In Compliance

PCSD reviewed local databases and researched the application for misrepresentation and inaccuracies. Additionally, a review of the location shows no calls for service that would indicate cause for denial.

## Not In Compliance

A handwritten signature in black ink, appearing to be "John Strickley", is written over the text "BUREAU CHIEF JOHN STRICKLEY".  
**BUREAU CHIEF JOHN STRICKLEY**  
Sheriff's Department

When complete, please return to [cob\\_mail@pima.gov](mailto:cob_mail@pima.gov)

JUL 29 2020 11:54 AM PCCLK/ED

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