

*Pursuant to A.R.S. §38-431.02, notice is hereby given that the Board of Directors of the Rio Nuevo Multipurpose Facilities District will hold the following meeting, which will be open to the public. One or more Board Members may participate in the public session by telephone.*

**NOTICE AND AGENDA  
FOR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE  
RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT**

**Thursday, May 14, 2015  
10:00 a.m. MST Regular Meeting  
Tucson Convention Center  
Graham & Greenlee Meeting Rooms  
Tucson, AZ 85701**

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**AGENDA**

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** - Discussion and potential approval of April 22, 2015 meeting transcript minutes.
- 4) **Executive Session - (Coconino Room)** Upon a public majority vote of members constituting a quorum, the Board of Directors may hold an Executive Session. To comply with A.R.S. §38-431.03(B), all electronic devices, including cell and smart phones, iPads, notebooks, tablets and laptops should be turned off and stored during Executive Session. During Executive Session the following matters will be addressed.
  - a) Pursuant to A.R.S. §38-431.03(A)(3),(4) & (7), the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys regarding the status of the pending Agreement for Purchase and Sale of the “Arena Site” to Nor-Generations, LLC (“Nor-Gen”).
  - b) Pursuant to A.R.S. §38-431.03(A)(3), (4) & (7), the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys with respect to the pending modification of the lease and related contracts with the Fox Tucson Theatre Foundation, Inc. (“Fox Foundation”) for the operation of the Fox Theatre.
- 5) **Chairman’s Remarks**

The Chairman will provide a brief update on relevant current events, which may include goals for next fiscal year, opportunities for the Rio Nuevo District to make a difference and driving potential customers to the District’s merchants.
- 6) **Financial Report – Update & Discussion Only**

The Board will receive an update from the District’s CFO Daniel Meyers on the District’s cash positions. Mr. Meyers will also address any questions that the Board may have.

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7) **Budget Hearing**

Pursuant to A.R.S. §48-4232, the Board will hold a public hearing on its proposed “Budget” for fiscal 2016. The Board will discuss, hear testimony, as well as public comment on the proposed Budget. Members of the public wishing to do so may comment by filling out and submitting Speaker Cards that will be available at the meeting. Public speaker presentations are limited to three (3) minutes per speaker for a total of fifteen (15) minutes.

8) **2016 Budget-Possible Action**

The Board will consider, discuss and may vote to take action in connection with the proposed Budget, which action may include modifying, adopting and/or rejecting such Budget.

9) **Phase II of the Tucson Convention Center Renovation – Possible Action**

Swaim Associates, Ltd. will present possible scope of projects and financial estimates for a possible Phase II renovation of the TCC. The Board may discuss and may vote to take action on all or a portion of the Swaim proposals, which action may include directions to staff and/or counsel.

10) **Arena Site – Discussion Only**

Counsel will update and respond to the Board’s questions with respect to the progress and developments with the Purchase and Sale Agreement with Nor-Gen.

11) **Fox Theatre Ground Lease & Loan Modification Agreement – Possible Action**

The District and Fox Theatre Foundation have been working to finalize the terms of their new agreement now that the National Trust for Historic Preservation no longer has an interest in the Fox Theatre. While there has been agreement on the financial terms and most of the governance covenants required by the Board, negotiations on remaining issues have been ongoing. Counsel will update and respond to the Board’s questions with respect to such negotiations. Based upon such update, the Board may vote to take action which could approval of and direction to execute a final agreement or directions to staff and counsel.

12) **Sunshine Mile Revitalization – Possible Action**

Named in 1953, the “Sunshine Mile” is the section of Broadway from Euclid (just east of downtown) to County Club. It has been the subject of the Broadway widening debate, which, at one point, would have demolished 37 merchants within the Rio Nuevo District. The new alignment preserves many of those merchants. The Sunshine Mile merchants are interested in revitalizing the area as a mid-century modern destination and seek designation as an historical site.

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The Sunshine Mile was a go-to destination for young Tucson and the home of many iconic establishments from Broadway Village, Tucson's first suburban shopping center designed by Josias Joesler in 1939, to the Bernard Freidman designed Valley National Bank at County Club built in 1971. These boulevard shops and buildings, built between 1945 and 1970, are significant architecturally and could be a destination not unlike downtown, rich with heritage and increased sales.

After hearing presentations on this subject, the Board will discuss and may vote to take action in connection with revitalizing the Sunshine Mile. which may include directions to staff and/or counsel.

**13) Call to the Audience**

Presentations are limited to three (3) minutes per speaker for a total of fifteen (15) minutes. All individuals interested in speaking must submit a Speaker's Card that will be made available at the meeting.

**14) Adjourn**