

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**

Wednesday, June 24, 2015
2:00 p.m. MST Regular Meeting
Arizona State Building, Room **222**
Tucson, AZ 85701

AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** - Discussion and potential approval of May 14, 2015 meeting transcript minutes.
- 4) **Executive Session – (Room 152)** - 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 and issues related to 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 regarding the request by Friends of Tucson Birthplace (“FOTB”) for a temporary easement in connection with FOTB’s development of “Mission Garden.”
 - c) Pursuant to A.R.S. §38-431.03(A)(3) &(4) the Board will discuss, consult with and may provide instructions to its attorneys regarding the potential expenditures on the District’s Court Avenue duplex (“Duplex”).
- 5) **Chairman’s Remarks**

The Chairman will provide a brief update on relevant current events, which may include an update on City of Tucson cooperation with TCC renovation, sale and development of the Arena Site, repurposing of funds.

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6) **Introduction of New Board Member Edmund F. Marquez – Discussion Only**

The Board will welcome Mr. Marquez who was appointed to the Board last week by Governor Douglas A. Ducey.

7) **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.

8) **Rialto Theatre – Discussion Only**

Counsel will update and respond to questions from the Board on the sale of the Rialto Theatre to the Rialto Foundation.

9) **Streetscape Project – Discussion Only**

Elaine Becherer will update and respond to questions from the Board on the status and progress of this project.

10) **Bond Capability and Issuance – Possible Action**

The Board will discuss taking advantage of low interest rates and the possibility of refinancing the last Bond issued by the City controlled District. The Board will also consider a Certificate of Participation to help finance the TCC renovation. The Board may vote to take action on such discussion, which action may include directions to staff and/or counsel.

11) **Arena Site – Possible Action**

Counsel will update and respond to questions from the Board about the status of pending sale of the Arena Site to Nor-Gen and the proposed Estoppel Certificate and Agreement among Nor-Gen, the City of Tucson and the District. The Board may vote to take action upon such update and discussion which action may include approval of the Estoppel Certificate and Agreement and/or directions to staff and/or counsel.

12) **Fox Theatre Board Appointments – Possible Action**

Counsel will update and respond to questions from the Board on the status of the Ground Lease and Loan Modification Agreement, as well as the First Amendment to that agreement. Based upon such update the Board will discuss its opportunity to appoint five new members to the Fox Foundation Board. The Board may vote to take action based upon such discussion, which action may include appointing such Fox Foundation Board members and/or directing staff and counsel to take action in connection with such appointments.

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13) Mission Garden Temporary Easement Agreement – Possible Action

Counsel will update and respond to questions from the Board on FOTB's request for a temporary easement on a portion of District owned property to assist FOTB in its development of Mission Garden. The Board may vote to take action in connection with such discussion, which action may include directions to staff and/or counsel.

14) AC Marriot Hotel – Discussion Only

The Board will hear an update on and discuss the status of the development of the AC Marriott Hotel in downtown and the District's participation in that development.

15) Presidio Rehabilitation – Possible Action

The Board will discuss a request that it pay for lead based paint and asbestos testing on the District owned Duplex. The Board may vote to take action in connection with such discussion, which action may include directions to staff and/or counsel.

16) 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.

17) Adjourn