

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**

Tuesday, February 2, 2016
1:00 p.m. MST Regular Meeting
Arizona State Building, Room 222
Tucson, Arizona 85701

AGENDA

- 1) Pledge of Allegiance**
- 2) Roll Call**
- 3) Board Meeting Minutes** - Discussion and potential approval of January 12, 2016 meeting transcript minutes.
- 4) Executive Session (Room 158)** - 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, and obtain legal advice from and may instruct its attorneys regarding the possibility of the District acquiring the position of the City of Tucson (“City”) in its Development Agreement with The Gadsden Company, LLC (“Gadsden”).
 - b) Pursuant to A.R.S. §38-431.03(A)(3), (4) & (7), the Board will discuss with, consult with, and obtain legal advice from and may instruct its attorneys regarding all remaining issues related to the water drainage agreement with Nor-Generations, LLC (“Nor-Gen”) and the City.
 - c) Pursuant to A.R.S. §38-431.03(A)(3), (4) & (7), the Board will discuss with, consult with, and obtain legal advice from and may instruct its attorneys regarding the potential acquisition, evaluation and improvement of real property for the relocation of the Greyhound bus terminal.
 - d) Pursuant to A.R.S. §38-431.03(A)(3), (4) & (7), the Board will discuss with, consult with, and obtain legal advice from and may instruct its attorneys in connection with the possibility of the District conveying title of a portion of the “Westside Parcel” to Pima County and granting the Friends of Tucson Birthplace (“FOTB”) a temporary revocable access and parking easement to benefit the Mission Garden project.

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5) Chairman’s Remarks - The Chairman will provide a brief update on relevant current events, which may include an update on the Greyhound relocation, the Mercado Annex, and other pending and possible projects for 2016.

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.

7) Greyhound Land Purchase Agreement – Possible Action

As a result of the Board’s collaborative efforts with Greyhound, an alternative bus station location has been identified. The Board will receive an update on the status of these efforts and the remaining steps necessary to secure, evaluate and improve such alternative location. Based upon such information, the Board may vote to take action, which could include authorizing counsel and the executive officers to prepare, finalize and execute any additional agreements necessary to secure and evaluate an alternative location and, if necessary, to construct and enter into a lease for the substitute bus terminal.

8) Nor-Gen Water Drainage Agreement – Possible Action

The Board will receive an update on the District’s pending agreement with Nor-Gen and the City regarding the ameliorating of the watershed effects of the Tucson Convention Center (“TCC”) on the Arena Site and the adjacent parcel owned by Nor-Gen. Based upon such discussion, the Board may vote to take action, which action may include authorizing the preparation and execution of the appropriate agreement(s).

9) Mercado Annex Development Agreement – Possible Action

The Board will consider and discuss the possibility of acquiring the City’s position in its westside development agreement with Gadsden, along with the bonds that secure Gadsden’s obligations, in an effort to reach a superior agreement with enforceable and realistic time frames, benchmarks and funding commitments. Based upon such discussion, the Board may vote to take action, which may include authorizing counsel and the executive officers to prepare, finalize and execute the agreements necessary to effectuate this process.

10) Mission Garden – Possible Action

The Board will discuss the possibility of the District conveying title of a portion of the “Westside Parcel” to Pima County and granting the Friends of Tucson Birthplace (“FOTB”) a temporary revocable access and parking easement to benefit the Mission Garden project. Based upon such update and discussion, the Board may vote to take action, which may include authorizing counsel and the executive officers to prepare, finalize and execute the documents and agreements necessary to effectuate such transfers.

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11) ULI Funding Update Request – Possible Action

Approximately three years ago, the District, the City of Tucson, Pima County and PAG jointly funded the Urban Land Institute (ULI) review of downtown development opportunities. The same parties are interested in having ULI’s recommendations updated, with all parties sharing in the cost of such update. The District’s portion would be approximately \$2,000. The Board will discuss and may vote to take action, which could include authorizing staff, counsel and the executive officers to take the actions necessary to participate in such update of the recommendations.

12) Liquor License Concession Agreement for Presidio – Possible Action

The District holds title to and has leased portions of the El Presidio de Tucson Mini Park (the “Presidio”) to the City. In turn, the City has entered into an operations and maintenance agreement with the Tucson Presidio Trust for Historic Preservation (“Trust”) for both the City and the District owned portions of the Presidio. The Trust and the City wish to enter a “Concession Agreement” allowing the Trust to serve liquor on the Presidio utilizing the City’s liquor license. The Board will discuss the Concession Agreement and may vote to take action, which may include authorizing the executive officers to execute the Concession Agreement.

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