

*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 MEETING OF THE BOARD OF DIRECTORS OF THE  
RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT**

**Tuesday, December 13, 2016**  
1:00 p.m. MST Regular Meeting  
Arizona State Building, Room 222  
Tucson, Arizona 85701

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**AGENDA**

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** - Discussion and potential approval of the transcript minutes of the November 15, 2016 meeting.
- 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, obtain legal advice from and may instruct its attorneys regarding the feedback received by the executive officers from the City of Tucson (“City”) and the Regional Transportation Authority on the District’s opportunities to activate retail within the “Sunshine Mile” of the Broadway corridor widening project.
  - 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 an unsolicited proposal for the construction of a hotel in downtown Tucson.
  - c) 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 two proposed options for the District to ground lease from Pima County and to develop two downtown parcels; one on Cushing Street and the other on Broadway.
  - d) 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 Tucson Convention Center (“TCC”) arena renovation intergovernmental agreement (“IGA”) with the City.

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e) 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 progress and developments in connection with the construction of the new Greyhound bus terminal.

f) Pursuant to A.R.S. §38-431.03(A)(1), the Board will discuss and consider all personnel matters related to its efforts to secure a replacement for its departing Operations Administrator.

5) **Chairman's Remarks** - The Chairman will provide a brief update on relevant current events, which update may include the Caterpillar, Mercado Annex, and Greyhound Terminal projects.

6) **Financial Report – Update & Discussion Only**

The District's CFO Daniel Meyers will provide the Board with an update on the District's cash positions and related financial issues and will respond to inquiries from the Board.

7) **Caterpillar – Update Only**

The Board's project representative Phil Swaim will update and respond to questions from the Board on the project's progress.

8) **Greyhound Terminal – Update Only**

The Board's project representative Michael Becherer will update and respond to questions from the Board on the project's progress.

9) **Broadway Corridor/Sunshine Mile – Possible Action**

The Board will consider and discuss whether and how the District might be able to address the adverse effects that the widening of the Broadway corridor will have on the District's retail sales tax revenue from this area. Based upon such discussion, the Board may vote to take action which could include directing staff, counsel and/or the executive officers to take action in connection with such discussion.

10) **Agreement with Pima County regarding Cushing Street Parcel – Possible Action**

The Board will discuss the possibility of executing an Option Agreement with Pima County pursuant to which the District would have the right to ground lease and develop property owned by Pima County at the corner of Cushing Street and the I-10 frontage road within the tax increment financing boundaries of the District. The Board may vote to take action based upon such discussion which could include directing staff, counsel and/or the executive officers to prepare, finalize and execute such Option Agreement.

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**11) Agreement with Pima County regarding Broadway Parcel – Possible Action**

The Board will discuss the possibility of executing an Option Agreement with Pima County pursuant to which the District would have the right to ground lease and develop property owned by Pima County on the north side of Broadway Boulevard, between Scott and 6<sup>th</sup> Avenues within the tax increment financing boundaries of the District. The Board may vote to take action based upon such discussion which could include directing staff, counsel and/or the executive officers to prepare, finalize and execute such Option Agreement.

**12) TCC Arena Renovation IGA – Possible Action**

At its May 18, 2016 Special Meeting, the Board approved \$3,696,101 of additional renovations to the TCC Arena to make it ready for the AHL Roadrunners hockey season. During this renovation process, approximately \$47,000 of work was done that would fall within the responsibilities of the City of Tucson (“City”) under the sublease from the District to the City. The City has agreed to reimburse the District for this amount and the Board’s attorney will discuss amending the IGA with the City to accommodate this component of the renovation process. The Board may vote to take action based upon this discussion which could include directing staff, counsel and/or its executive officers to prepare, finalize and execute such amendment.

**13) Legislative Representative – Possible Action**

The Board will discuss the possibilities of (a) renewing its professional services agreement with its legislative representative, Jonathan Paton, and (b) increasing his compensation by approximately ten (10%) percent. The Board may vote to take action based upon such discussion which action could include directing staff, counsel and/or the executive officers to prepare, finalize and execute the agreements necessary to take such actions.

**14) Fox Theatre – Possible Action**

The Board will hear a request by the Fox Tucson Theatre Foundation to be allowed to simplify and streamline the structure of its various entities. The Board will consider and discuss such request and may vote to take action, which action could include authorizing staff, counsel and/or the executive officers to take the actions necessary to respond to such request.

**15) City Park – Possible Action**

The Board will hear an update on this project from its attorney, which update will include a discussion of the status of the various agreements that, when executed, will define the go-forward relationship between the developer and the District. Such agreements include the Tolling Agreement, the GPLET Lease, and the Economic Development Agreement. Based upon such update, the Board may vote to take action which could include authorizing staff, counsel and/or the executive officers to take the actions necessary to finalize and execute some or all of such agreements.

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**16) Chicago Store & 128 E Congress – Possible Action**

At its October 25, 2016 meeting, the Board authorized the executive officers to negotiate, finalize and execute an agreement to provide \$1,400,000 to assist developers Ron Schwabe and Marcel Dabdoub in their renovation and improvement of the “Chicago Store” located at 45 S. Sixth Avenue. Messrs. Schwabe and Dabdoub will make a presentation to the Board to increase the financial assistance from the Board so that they can expand that project to include the adjacent “Gus Taylor” building at 128 E. Congress. The Board will discuss such presentation and may vote to take action which could include authorizing staff, counsel and/or the executive officers to take any and all actions necessary to grant this request.

**17) 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.

**18) Adjourn**