

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, July 26, 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 the transcript minutes of the June 28, 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 Board's efforts to acquire Caterpillar's target parcel ("Caterpillar Site") from the City of Tucson ("City") as part of the economic benefits offered to Caterpillar by the Board.
 - 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 Foundation for Senior Living's request for additional "Marist Project" support.
 - 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 the "City Park Project" improvement on the Thrifty Block site.
 - 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 status of and the Board's rights, obligations and responsibilities under the pending draft of the Purchase/Lease/Option Agreement with The Gadsden Company, LLC ("Gadsden") for the development of the Mercado Annex.

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e) Pursuant to A.R.S. §38-431.03(A)(3) & (7), the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys regarding the legal issues associated with financing certain of its various on-going projects and thereby increasing its ability to develop property within the District.

5) **Chairman's Remarks** - The Chairman will provide a brief update on relevant current events, which may include an update on the Greyhound bus terminal, the AC Marriot and other downtown Tucson developments.

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

The Board will receive an update from Michele Bettini on the District's cash positions and related financial issues. Ms. Bettini will also address any questions that the Board may have.

7) **Thrifty Block / City Park – Possible Action**

The developer will explain the status of its "City Park" plan for the development of the Thrifty Block property and its request for assistance from the Board to complete this development. As a result of such information, the Board may vote to take action which could include directing staff, counsel and/or the executive officers to take any and all actions necessary to respond to the developer's request.

8) **The Mercado Annex / Gadsden – Possible Action**

The Board will receive an update on the negotiations with Gadsden for the development of the Mercado Annex and adjacent parcels. Based upon such update, the Board may vote to take action which could include directing staff, counsel and/or the executive officers to take any and all actions necessary in response to such update.

9) **FSL's Marist Project – Possible Action**

The Board previously approved a conditional investment of \$350,000 in FSL's Marist project. One of the conditions for the Board's investment was that FSL qualify for its requested Low Income Housing Tax Credits ("LIHTC"). While FSL successfully secured the LIHTC, the financial needs of the project have changed, and FSL is seeking additional funds from the District. The Board will discuss FSL's request and may vote to take action which could include directing staff, counsel and the executive officers to take any and all actions necessary to complete and execute the documents necessary to make such additional investment in the Marist project.

10) **Tucson Convention Center / Arena Hockey Renovation Update – Discussion Only**

The project manager, Elaine Becherer, will update and respond to questions from the Board on the progress of the improvements to the Tucson Convention Center to satisfy the AHL requirements necessary to accommodate the Tucson Roadrunners 2016-2017 season.

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11) Roadrunners' October 9th Red/White Scrimmage – Possible Action

The Tucson Roadrunners and Arizona Coyotes hockey teams will be presenting the Red/White Scrimmage game at the TCC Arena on Sunday, October 9, 2016. The event is an un-ticketed, free event to showcase both teams and give the people of Tucson their first real look at their professional hockey team in game action. The teams will be asking attendees to make a minimum \$5.00 per person donation at the doors, the proceeds of which will be donated to the University of Arizona Club Hockey Team. The teams have asked the Board to waive its \$2.00 per ticket Facility User Fee for this event so that the entire amount received from the attendees can be paid to the UA Club Hockey Team. The Board will discuss this and may vote to direct staff, counsel and/or the executive officers to take the actions necessary to accommodate this request.

12) Caterpillar Site Acquisition – Possible Action

The Board will discuss the status of its efforts to acquire the Caterpillar Site from the City. Based upon such discussion, the Board may vote to take action which may include directing staff, counsel and the executive officers to take any and all actions necessary to accomplish such acquisition.

13) Financing Leased Improvements – Possible Action

The Board will consider and discuss the possibility of freeing up its cash-on-hand by financing projects in which the District is leasing property to solid tenants, such as the case in the AC Marriot and Greyhound projects. Based upon such discussion, the Board may vote to take action which may include directing staff, counsel and the executive officers to take any and all actions necessary to explore these possibilities.

14) Conflict of Interest Update – Discussion Only

In the context of a refresher on how the State conflict of interest statutes apply to the Board members, counsel will update and respond to questions from the Board on the changes to those statutes affected by House Bill 2123.

15) 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.

16) Adjourn