

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.

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

**Monday December 16, 2013
1:30 p.m. MST Regular Meeting At
400 W Congress St, Room 158
Tucson, Arizona 85701**

AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call.** (2 min)
- 3) **Board Meeting Minutes** - Discussion and approval of November 19, 2013.
- 4) **Executive Session** - (Approximately 60 Minutes) (room 152). Upon a public majority vote of members constituting a quorum, the Board of Directors may hold an Executive Session. To comply with §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 and obtain legal advice from its attorneys on issues related to the “Arena Site” property in the District’s Settlement Agreement with the City of Tucson.
 - b) Pursuant to A.R.S. §38-431.03(A)(3), (4) & (7), the Board will discuss and obtain legal advice from its attorneys on the issues related to the “Westside Parcel” property boundaries and acquiring title to the property.
 - c) Pursuant to A.R.S. §38-431.03 (A)(1) & (3), the Board will discuss potentially employing a financial advisor/analyst and consult with and obtain legal advice from its attorneys regarding such employment.
 - d) Pursuant to A.R.S. §38-431.03 (A)(3) & (7), the Board will discuss the possibility of acquiring additional real property in downtown Tucson near the Tucson Community Center (“TCC”) for development and will consult with and obtain legal advice from its attorneys regarding this possibility.
- 5) **Chief Financial Officer’s Report – Update & Discussion Only** (10 minutes)

The District’s Chief Financial Officer, Daniel J. Meyers, will update the Board on the District’s cash positions and answer any questions the Board may have.

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6) **Chairman's Remarks** (10 Minutes)

7) **TCC Arena Update – Discussion Only** (20 Minutes)

The project manager for the District's \$7.8 million renovation of the TCC Arena is Elaine Weaver. Ms. Weaver will update the Board on the negotiated budget with the selected general contractor Concord.

8) **Arena Site – Possible Action on Parking Arrangement** (5 minutes)

The Board will discuss alternative methods of dealing with existing "Parking Arrangement" on the Arena Site property and may vote to direct counsel to draft appropriate agreements to deal with the Parking Arrangement for the Board's later consideration and potential adoption.

9) **Arena Site – Possible Action on Peach Claims** (5 minutes)

The Board will discuss the issues raised by Peach Properties HM, Inc. in connection with the Arena Site property ("Peach Claims") and may vote to direct counsel to draft appropriate agreements to deal with the Peach Claims for the Board's later consideration and potential adoption.

10) **Arena Site - Possible Action on Joint Development Agreement** (10 minutes)

The Board will discuss the outline of a revised joint development agreement with Nor-Generations, LLC ("Nor-Gen") which owns/controls real property adjacent to the eastern edge of the Arena Site. The Board may direct counsel to deal with the joint development agreement for the Board's later consideration and potential adoption.

11) **Westside Parcel - Discussion Only** (5 Minutes)

Counsel will update the Board on any developments relating to the transfer of title of the Westside Parcel by the City to the District. Those developments may involve the eastern boundary of the property ("Eastern Boundary Issues"), issues related to the City's continued maintenance and monitoring of the environmental wells ("Environmental Well Issues"), and dealing with the archeologically sensitive areas on the property ("Archeological Issues").

12) **Westside Parcel – Possible Action on Eastern Boundary Issues** (5 minutes)

The Board may vote to provide counsel with direction on the preparation of the documents and/or agreements necessary to deal with the Eastern Boundary Issues.

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13) **Westside Parcel – Possible Action on Environmental Well Issues** (5 minutes)

The Board may vote to provide counsel with direction on the preparation of the documents and/or agreements necessary to deal with the Environmental Well Issues.

14) **Westside Parcel – Possible Action on Archeological Issues** (5 minutes)

The Board may vote to provide counsel with direction on the preparation of the documents and/or agreements necessary to deal with the Archeological Issues.

15) **NonProfit News Source- Discussion Only** (5 Minutes)

NonProfit News will update the Board on the status of the name change contest.

16) **Employment of Financial Advisor - Possible Action** (10 Minutes)

With the two clean audits recently released the District may be in a position to reduce and/or leverage its reserves thereby making money available for development of downtown Tucson consistent with the District's purpose and charter. The Board may direct the drafting of appropriate documents to solicit proposals from such service providers.

17) **Potential Acquisition of Real Property – Possible Action** (10 Minutes)

The Board will discuss and may elect to direct the exploration of possibly acquiring title to additional real property in downtown Tucson near the TCC.

18) **Call to the Audience**

Presentations are limited to 3 minutes per speaker, for 15 minutes in sum. All those interested in speaking should submit a Speaker's Card that will be made available at the meeting.

19) **Adjournment**