

Pursuant to A.R.S. §38431.02, 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, March 18, 2013
2:00 p.m. MST Regular Meeting At
400 W. Congress Street, Room 158
Tucson, Arizona 85701**

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call** (2 min)
3. **Board Meeting Minutes** - Discussion and approval of the February 21, 2013 meeting transcript.
3. **Executive Session-** (Approximately 90 Minutes) (Room 152) Upon a public majority vote of members constituting a quorum, the Board of Directors may hold an executive session in accordance with A.R.S. §38431.03 (A), (3) and (7) for legal advice concerning potential settlement and the District's position in litigation or threatened litigation, providing direction to the District's legal counsel on the following matters. To comply with §38431.03(B), all electronic devices, including cell and smart phones, iPads, notebooks, tablets and laptops should be turned off and stored during Executive Session.
 - I. Litigation Claims and Mediation
 - a. Kromko Litigation
 - b. Garfield/Traub Litigation
 - c. Election of Officers
 - d. Hotel Proposal Legal Issue
 - e. Arena Lot Due Diligence

Reconvene board meeting at approximately 3:30

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4. **Chairman's Update - (20 Minutes)**

This meeting will focus on our primary and secondary mission, we will review the plans and budget for the TCC Arena remodel, and we will review a proposal to launch a downtown hotel.

5. **TCC Arena Proposal -Possible Action (20 Minutes)**

Elaine Weaver Project Manager, Phil Swaim Architect

The board has authorized moving forward on a major renovation of the TCC Arena. We will review the plans and budget and possibly approve the project.

6. **Fifth and Congress Hotel Proposal-Possible Action (20 Minutes)**

Scott Stiteler

Scott owns the lot in front of the new MLK Building and is proposing to build a 130 bed boutique hotel using the city's GPLET incentive program. This is a \$22 million project for which he has already raised or financed almost \$20 million. We will look at financing the gap for a proposal that will generate over \$5,000,000 in Rio Nuevo tax income.

7. **Alliance of Construction Trades-Possible Action (20 minutes)**

James J. Kuliesh

The Alliance of Construction Trades represents over 250 local subcontractors and material supplier companies here in Pima County. They are a non-profit and have been in Tucson for over 27 years representing both union and open shop construction subcontractors.

8. **CFO Report - Bill Allen (20 Minutes)**

Filing of Back Taxes

9. **Legal Report- Mark Collins (20 Minutes)**

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11. **Election of Officers-Possible Action** (15 Minutes)
12. **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.

Adjournment

STUDY SESSION

1. **Capital Improvement Plan** (30 Minutes)