

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, February, 2018
1:00 p.m. Tucson Time 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 January 23, 2018 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 shall be turned off and stored during Executive Session. During this Executive Session, the following matters will be addressed:
 - a) Pursuant to A.R.S. §38-431.03(A)(3), (4) and (7), the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys regarding the terms of the draft Development Agreement with the author of the highest ranked proposal received in response to the Board’s RFP on the property on north side of Broadway between Scott and 6th Avenue (the “JE Dunn Team”).
 - b) Pursuant to A.R.S. §38-431.03(A)(3), (4) and (7), the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys regarding the status and issues related to the development of the Arena Site parcel by Nor-Development, LLC (“Nor-D”).
 - c) Pursuant to A.R.S. §38-431.03(A)(3), (4) and (7), the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys regarding an IGA among the City of Tucson (“City”), the Regional Transportation Authority (“RTA”) and the District to repurpose surplus property acquired by the City in connection with the Broadway widening project.
 - d) Pursuant to A.R.S. §38-431.03(A)(3), (4) and (7), the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys regarding (i) an invitation by the Tohono O’odham Nation “Tribal Council” to the District Chairman to meet and discuss a possible partnership on the remediation and development of the District’s “A Mountain Landfill” parcel and (ii) exploring possible alternative remediation options.

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5) **Chairman's Remarks**

The Chairman will provide a brief update on relevant current events, which update may include information related to any and all pending or potential District projects.

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

The Board will receive an update from on the District's cash positions and related financial issues and will respond to inquiries from the other Board members.

7) **Development Agreement for 75 E. Broadway – Possible Action**

The Board will discuss with counsel the current terms of the Development Agreement that has been negotiated with the JE Dunn Team. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

8) **IGA with the City and the RTA – Possible Action**

The Board will discuss a proposed IGA among the District, the RTA and the City for the acquisition and renovation of Sunshine Mile remnant or surplus properties created as a result of the Broadway widening. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

9) **A-Mountain Landfill Property – Potential Action**

Based upon a previous evaluation, the Board has been informed that remediating the landfill on this parcel will cost approximately \$22,000,000. Chairman McCusker and Board Member Marquez have met with representatives of Geotek, Inc. who have suggested alternatives for this remediation. In addition, the Tribal Council has invited the District Chairman to meet with it to discuss a possible partnership on the remediation and development of this parcel. The Board will discuss its options with respect to this parcel and based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

10) **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.

11) **Adjourn**