

*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, August 30, 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 July 26, 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 District's efforts to negotiate a purchase of approximately 8 acres on the west side of downtown in exchange for a reduction in some of the City's debt to the District set forth in the 2013 settlement agreement.
  - 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 the Board's decision to provide gap financing for the "City Park Project" improvement on the Thrifty Block site subject to various conditions including bank financing.
  - 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 proposals to finance the Board's investment in the new Greyhound Bus Terminal and the AC Marriott Hotel projects.
- 5) **Chairman's Remarks** - The Chairman will provide a brief update on relevant current events, which may include an update on Gadsden, the Marist project (FSL), AC Marriot, and the Greyhound terminal.

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

The Board will receive an update from Daniel Meyers on the District’s cash positions and related financial issues. Mr. Meyers will also address any questions that the Board may have.

**7) New Greyhound Bus Terminal – Possible Action**

At the Board’s direction, counsel has prepared a resolution authorizing the Board to finance its approximate \$1.9 million investment in the new Greyhound Bus Terminal by borrowing against the resulting revenue stream (the “Greyhound Financing Resolution”). The Board will discuss and counsel will respond to the Board’s inquiries regarding the Greyhound Financing Resolution, as well as the attendant agreements with Piper Jaffray and Gust Rosenfeld. Based upon such discussion, the Board may vote to take action which may include passing the Greyhound Financing Resolution and authorizing the execution of the attendant agreements with Piper Jaffray and Gust Rosenfeld.

**8) AC Marriott Hotel Parking Garage – Possible Action**

At the Board’s direction, counsel has prepared a resolution authorizing the Board to finance its \$4.3 million investment in the parking garage of the new AC Marriott Hotel by borrowing against the resulting revenue stream (the “AC Marriott Financing Resolution”). The Board will discuss and counsel will respond to the Board’s inquiries regarding the AC Marriott Financing Resolution, as well as the attendant agreements with Piper Jaffray and Gust Rosenfeld. Based upon such discussion, the Board may vote to take action which may include passing the AC Marriott Financing Resolution and authorizing the execution of the attendant agreements with Piper Jaffray and Gust Rosenfeld.

**9) Caterpillar’s Surface Mining & Technology Headquarters – Possible Action**

Before the Board can prepare the procurement documents necessary to solicit, select and engage the professionals that will actually design and construct this project, it needs a separate design professional to assist in preparing the appropriate and necessary requests for qualifications and for proposals. The Board will discuss and consider hiring Swaim Associates, Ltd. as the Board’s consultant for these pre-design and pre-bid matters. Based upon such discussion, 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 discussion.

**10) 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.

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11) **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.

12) **Adjourn**