

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 24, 2018
1:00 p.m. Tucson Time Regular Meeting
Arizona State Building,
400 West Congress, 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, 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 on how to deal with recent developments on the Development Agreement with Caliber Hospitality, LLC (“Caliber”) to construct a hotel at the Tucson Convention Center (“TCC”).
 - 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 on the issues related to financing and effectuating renovations for the TCC in conjunction with the City of Tucson (“City”).
 - 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 how to proceed with the proposed improvements to the District’s Duplex to support the requests by the Tucson Presidio Trust for Historic Preservation (“Trust”) which operates the adjacent Presidio property.
 - 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 the opportunity to support and/or active several properties in downtown Tucson on Congress Street (“Congress Street Properties”).
 - e) 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 various issues related to the development of the property generally known as 75 E. Broadway Boulevard.

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f) 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 and conditions of the District's desire to support the establishment of Arena Football in the TCC.

g) 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 of the agreement to assist in the development of the property at 35 E. Toole Avenue.

h) 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 a request from FORS Architecture & Interiors to assist in the renovation of a building within the Sunshine Mile.

i) 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 District's involvement in the AC Marriott Hotel garage and its operation.

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 of the District's various projects.

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

The District's CFO Daniel Meyers will provide the Board with an update on the District's cash positions and related financial issues and will respond to inquiries from the Board.

7) **Caliber Hotel – Possible Action**

The Board will hear and discuss an update on the status of this project. Based upon such update and discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

8) **TCC Renovation Project – Possible Action**

The Board will hear an explanation of and discuss potential plans for the renovation of the TCC in conjunction with the City. Based upon such explanation and discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

9) **Duplex Renovation – Possible Action**

The Board will hear and discuss an update on the status of this project. Based upon such update and discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

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10) Congress Street Properties – Possible Action

The Board will hear an explanation of and discuss the possibilities of supporting the activation of several properties on Congress Street. Based upon such explanation and discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

11) 75 E. Broadway – Possible Action

The Board will hear an update and discuss the status of this project. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

12) Arena Football at the TCC – Possible Action

The Board will hear and discuss an update on the status of this project. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

13) 35 Toole Avenue Project – Possible Action

The Board will hear an update on the status of this project. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

14) Sunshine Mile – Possible Action

The Board will hear and discuss an update on the status of this project. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

15) FORS Architecture in Sunshine Mile – Possible Action

The Board will hear about and discuss the possibility of assisting FORS Architecture & Interiors in its effort to renovate and activate a building within the Sunshine Mile. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

16) AC Marriott Hotel Garage – Possible Action

Counsel will update the Board on the status of the Garage component of the AC Marriott and the management of that component. Based upon such update and discussion, the Board may vote to

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17) **Armory Park Renovations – Possible Actions**

The Board will discuss the status of Armory Park and the interest in making the plaza more usable and viable for public events. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

18) **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.

19) **Adjourn**