

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.

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

Tuesday, December 11, 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 November 13, 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) and (4) the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys regarding the District’s efforts on the Presidio/Duplex project.
 - b) Pursuant to A.R.S. §38-431.03(A)(3) and (4) the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys on the issues related to the Caliber Hotel project at the District’s primary component, the Tucson Convention Center (“TCC”).
 - 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 the District’s efforts on the Volvo Site project.
 - d) Pursuant to A.R.S. §38-431.03(A)(3) and (4), the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys related to the financing and effectuating renovations for the TCC and related/adjacent facilities in conjunction with the City of Tucson (“City”).
 - 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 the status of the District’s efforts on the Arizona Hotel project located on North 6th Avenue.
 - f) Pursuant to A.R.S. §38-431.03(A)(3) and (4) the Board will discuss with, consult with,

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obtain legal advice from and may instruct its attorneys regarding the status of the District's Westside Parcel and the impact of relevant studies.

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 District's efforts on the Bungalow Block, the Solot Block and the Donut Hole Block portions of the Sunshine Mile.

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 the status of the District's efforts on the 75 E. Broadway project.

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 status of the District's efforts on the District's Option Agreement with the County for 2 acre (+/-) lot at the northwest corner of Cushing and the I-10 frontage road (the "Cushing Street Lot").

j) 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 District's efforts on the Hilton Hotel at Cathedral Square project.

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) **Presidio Duplex – Possible Action**

The Board will hear and discuss a proposal for upgrades to the Presidio Duplex. 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) **Caliber Hotel – 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.

9) **Volvo Site – Possible Action**

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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.

10) TCC Improvements – 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.

11) Arizona Hotel Project – Possible Action

The Board will hear and discuss an update on the status of this project which is located on North 6th Avenue. 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) Westside Parcel – Possible Action

The Board will hear about and discuss an independent movement to add additional fill to the landfill cap on this parcel and to reforest the site as Sonoran Desert. In 2015, the last time the idea was raised, the Board commissioned an engineering report that discouraged any development, planting, irrigation, paving or construction. The Board will review the report, other jurisdiction interest and discuss any possible development.

13) Sunshine Mile/Broadway Corridor – 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

14) 75 E. Broadway – 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) Cushing Street Lot Option Agreement – Possible Action

The Board will hear and discuss an update on its option agreement with the County for the Cushing Street Lot. 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

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16) Hilton Hotel at Cathedral Square – Possible Action

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17) 2019 Meeting Dates – Possible Action

The Board will discuss the dates for the 2019 Board meetings. Based upon such discussion, the Board may vote to schedule the dates for its 2019 regular meetings.

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. Members of the Board may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date.

19) Adjourn