



Investing to Revitalize Downtown Tucson



AC Marriott Hotel



Monier Apartments



Caterpillar Tucson's Mining Center

Summary of Investments & Financial Commitments

2012-2019
Restructured



Marist College Complex



MSA Annex



City Park

THIRD CHAPTER– DEVELOPMENT PERIOD

In June of 2012 the make-up of the District Board changed and with this change, came a new focus. The Board moved on from the forensic period to what is described in the following pages as the Development Period. Along with this change in focus came more attention to the fiscal details of the District's business. Indeed, by the time that the audit for fiscal year ending in June of 2012 had been completed, the District had its first unqualified audit. All of the previous audits had been qualified because of the inadequacy of accounting records.

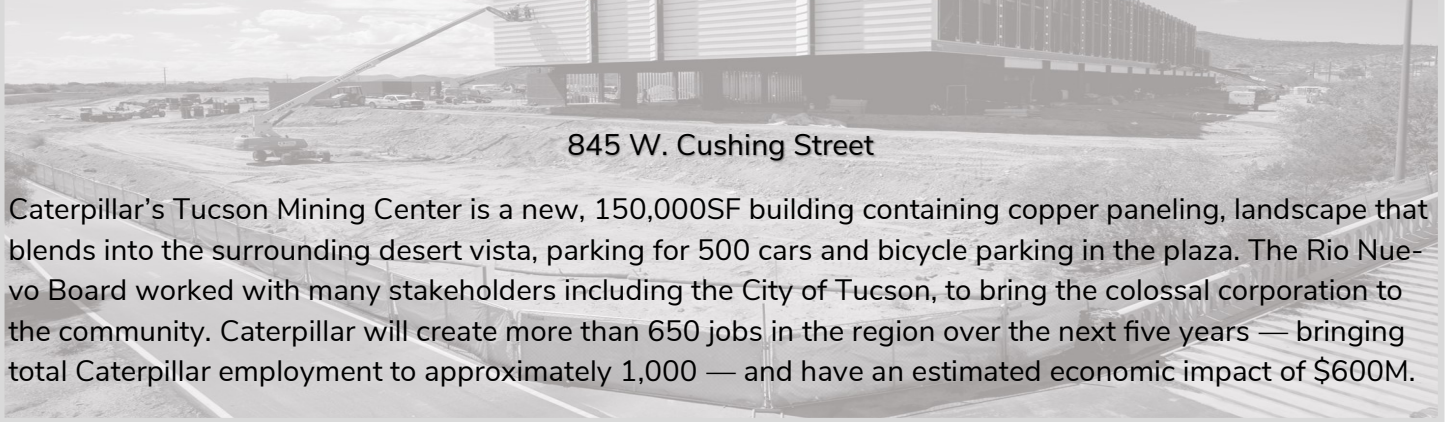
The following pages summarize the projects that have been commenced and or completed during the period from June 2012 to the present.

		Rio Nuevo	Total Project Cost
Public/Private Projects	Caterpillar	5,600,000	49,000,000
	City Park	2,600,000	20,000,000
	Hexagon	1,300,000	9,400,000
	Marist College	350,000	24,000,000
	Monier Apartments	2,400,000	34,000,000
	MSA Annex	3,420,000	12,000,000
	Ochoa Street	<u>1,000,000</u>	<u>20,000,000</u>
	<u>Total Public/Private Projects</u>	<u>16,670,000</u>	<u>168,400,000</u>
Investments via Site Specific Rebates	7th Avenue & Toole Restaurant	TBD	TBD
	75 E. Broadway	3,000,000	75,000,000
	AC Marriott/200 Congress Block	7,750,000	38,000,000
	Brings Building	1,860,000	2,500,000
	Broadway-Former Volvo Site	2,100,000	24,000,000
	Hilton Hotels at Cathedral Square	TBD	TBD
	Moxy & Element Hotels	TBD	TBD
	TCC Hotel – Caliber	<u>4,600,000</u>	<u>38,000,000</u>
	<u>Total Rebates</u>	<u>19,310,000</u>	<u>177,500,000</u>
Rio Nuevo Projects	Greyhound	1,875,000	2,475,000
	Mission Garden	1,100,000	1,100,000
	Scott Avenue Streetscape	680,000	680,000
	Sunshine Mile (to date)	TBD	TBD
	Tucson Convention Center Arena	11,200,000	11,200,000
	Tucson Convention Center Ice Rink & Refrigeration Plant	2,500,000	2,500,000
	<u>Total Rio Nuevo Projects</u>	<u>17,355,000</u>	<u>17,955,000</u>
	<u>Total Funding All Projects</u>	<u>51,630,000</u>	<u>490,425,000</u>

Caterpillar Tucson's Mining Center

Public/Private Project

Completion Date: 2019



845 W. Cushing Street

Caterpillar's Tucson Mining Center is a new, 150,000SF building containing copper paneling, landscape that blends into the surrounding desert vista, parking for 500 cars and bicycle parking in the plaza. The Rio Nuevo Board worked with many stakeholders including the City of Tucson, to bring the colossal corporation to the community. Caterpillar will create more than 650 jobs in the region over the next five years — bringing total Caterpillar employment to approximately 1,000 — and have an estimated economic impact of \$600M.

City Park + Hexagon Mining

Public/Private Project

Completion Date: 2018



40 E. Congress Street

City Park is downtown Tucson's latest high-rise, mixed-use development. The five-story building contains a food hall with 15 retail and restaurant vendors on the first floor, event space, offices and captivating views of downtown Tucson. Rio Nuevo assisted the project with funding and committed \$1.3M to move Hexagon Mining Center into the new office space. Hexagon relocated 200 employees from a midtown Tucson location to the new City Park building.

Marist College Complex

Public/Private Project

Completion Date: 2019



111 & 235 S. Church Avenue

The Marist College Complex, located on the southeast corner of Broadway Blvd and Church Avenue, will be home to the Foundation for Senior Living's project that includes housing and a recreation center for seniors. The project consist of two parts: the rehabilitation of the 3-story adobe 1915 Marist College Building (8 units and a community building) and the construction of a new 7-story building one block away (75 units).

Monier Apartments

Public/Private Project

Completion Date: 2020

160 S. Avenida del Convento

The Monier mixed-use project is at the center of the 32-acre award winning master planned Mercado District. The four-story Monier Building includes 122 class A market-rate apartments, 12,975SF of ground floor commercial/retail and 148 below grade parking spaces. Walkability is key to this west side development and offers easy access to restaurants, a public market, the MSA Annex, Mercado San Agustin, entertainment, Tucson Streetcar and more.

MSA Annex

Public/Private Project

Completion Date: 2018

267 S. Avenida del Convento

The MSA Annex, part of the greater Mercado San Agustin, is a shopping destination made from modified shipping containers. The Annex, now a bustling hub of culture and community, opened to the public in May 2018 and includes a mix of 13 retail and dining establishments and a 500-seat event space. The site underwent an extensive overhaul to include green and sustainable landscaping, water harvesting and an extensive below-ground irrigation system.

Ochoa Streetscape

Public/Private Project

Completion Date: 2019

Ochoa Street between Church & Stone Avenues

Improvements to Ochoa Street between Church and Stone Avenues include sidewalk repair and landscaping that will improve walkability and enhance a pedestrian lifestyle. Ochoa Street improvements border the new Marist College Complex and Cathedral Square senior housing development that includes residential units, parking and a community space. The Diocese of Tucson is spearheading the project that includes a new coffee shop and outdoor event venue.



7th Avenue Restaurant

Investments via Site Specific Rebates

Completion Date: TBD

35 E. Toole Avenue

Working with the developers and owners of Reilly's Craft Pizza, one of Tucson's most popular restaurants, the District is negotiating a GPLET to help launch a new restaurant in a blighted warehouse Toole and 7th Avenue. Attorneys are finalizing the documents. The developer expects to spend \$2,000,000 in exchange for which the District will provide a GPLET with certain site-specific incremental rebates.

75 E. Broadway

Investments via Site Specific Rebates

Completion Date: 2021

75 E. Broadway Blvd.

The parking lot located at 75 E. Broadway in the heart of downtown Tucson, may be home to a proposed mixed-use development. As of October 2018, developer JE Dunn has proposed a 150,000SF, 12-story project with two stories of retail, five parking levels with approximately 350 spaces, and five floors of office space. The Rio Nuevo Board continues to work with Dunn and recently received a signed sublease for the project.

AC Marriott

Investments via Site Specific Rebates

Completion Date: 2017

151 E. Broadway Blvd.

The AC Marriott Hotel is home to 136 rooms, rooftop pool, 200-space public parking garage, and nearly 6,000SF of retail space. The AC Hotel is the first hotel built in downtown Tucson in 40 years and selected as one of the first U.S. cities for the fast-growing, boutique brand, along with Miami, New Orleans and Chicago. Rio Nuevo worked with the developer for the completion of the building as well as the renovation of Hub and Playground at the intersection of 5th Avenue and Congress Street.

Brings Building

Investments via Site Specific Rebates

Completion Date: 2017

236 S. Scott Avenue

The Brings Building, formerly Brings Funeral Home that opened in 1928, was renovated by Peach Properties and Dabdoub Investments in 2015 and offers build-to-suite office spaces along beautiful Scott Avenue in downtown Tucson. The Owls Club and many other locally-owned businesses currently reside in the 2-story, 13,845SF historic building.

Broadway– Volvo Site

Investments via Site Specific Rebates

Completion Date: TBD

910 E. Broadway Blvd.

The former Volvo car dealership on Broadway Blvd includes improvements to the Welcome Diner in addition to a new patio bar, market, retail, meeting space and possible hotel. The development will be a welcomed addition to the neighborhood and will generate more than \$4M in sales tax revenue for the District.

Hilton Hotels at Cathedral Square

Investments via Site Specific Rebates

TBD

141 S. Stone Avenue

The District is pursuing a partnership with Hilton that would launch a dual-brand hotel on vacant land across from the 19th century St. Augustine Cathedral. The developer expects to spend approximately \$45,000,000 to construct this “Hampton Inn” and “Home2 Suites” project. Rio Nuevo’s incentives will be to provide a GPLET and rebate the incremental Rio Nuevo site specific sales tax for a period of time. Anytime the District considers a GPLET the Board has a third-party economic study done to be certain that the economic/fiscal benefits to the public outweigh the incentives provided to the developer as is required by statute.

Moxy & Element Hotels

Investments via Site Specific Rebates

Completion Date: 2022

East Broadway & South 5th Avenue

The developers of the AC Marriott Hotel will develop an \$88M complex that includes two Marriott-brand hotels, and provide massive upgrades to the historic Rialto Theatre. The newly proposed project includes a 16-story hotel on the same property as the Rialto Theatre, to be shared by Element Hotel and Moxy Hotel. The two hotels would include 109 rooms in the Moxy, focused on millennials, and 140 rooms in the Element Hotel, focused on extended-stay travelers.

TCC Hotel– Caliber

Investments via Site Specific Rebates

Completion Date: 2021

260 S. Church Avenue

Caliber Hospitality is developing a 170-room hotel in the east parking lot of the recently remodeled Tucson Convention Center. Caliber's development includes a new parking garage to serve the hotel and downtown and increases available parking for TCC events. Discussions are ongoing regarding the parking and include a proposal for a four-floor parking structure at the southeast corner of the TCC.

Greyhound

Rio Nuevo Project

Completion Date: 2017

801 E. 12th Street

Greyhound and Rio Nuevo worked together to create the new location for the Tucson bus terminal. Rio Nuevo purchased the land and worked with local developers and architects to construct the new terminal that is conveniently located at the entrance into downtown Tucson, making this a perfect location for visitors and locals to access downtown.

Mission Garden

Rio Nuevo Project

Completion Date: Ongoing

946 W. Mission Lane

Mission Garden, home to Tucson's birthplace, is a living agricultural institution charged with preserving the history of Tucson. The site is home to 4,000 years of continuous cultivation and is the origin of the Tucson community. Rio Nuevo provided funding to assist the goals of the organization that included reconstruction and planting of the garden.

Scott Avenue

Rio Nuevo Project

Completion Date: October 2017

Scott Avenue between Congress & Pennington Streets

Scott Avenue between Congress and Pennington dramatically improved to include increased safety of the area for pedestrians, bikes, and vehicles. New connectivity to Pennington Street has created a streetscape that supports and encourages public and private development and an economically vibrant downtown.

Sunshine Mile

Rio Nuevo Project

TBD

Broadway from Euclid to Country Club

Due to the widening of Tucson's east-west corridor on Broadway, approximately 40 properties in what was once called "The Sunshine Mile" near downtown are being acquired by the City of Tucson and the RTA. Rather than see these properties demolished, Rio Nuevo is in the process of taking title to the properties with no acquisition cost. The intent is for the District to work with private developers to renovate and repurpose these properties into tax-paying retail, food and beverage establishments. It is anticipated that the renovation funds will come from private sector developers. Once the renovation is completed, the properties will be leased or sold and returned to the tax rolls.

Tucson Convention Center Arena

Rio Nuevo Project

Completion Date: 2016

260 S. Church Avenue

Renovations to the Tucson Convention Center include new locker rooms, sound and video system, renovated bathrooms, lighting and interior wall upgrades, new press box, weight room facilities, concession stand and seat upgrades. These upgrades assisted in bringing the Roadrunners Hockey team and the new arena football team, Tucson Sugar Skulls, to Tucson. As of fall of 2018, discussions are ongoing regarding additional improvements to the TCC.

Tucson Convention Center Ice Rink & Refrigeration

Rio Nuevo Project

Completion Date: 2019

260 S. Church Avenue

The Rio Nuevo Board unanimously approved a contract for a local Tucson company to replace the ice system at the Tucson Convention Center arena, home of the Tucson Roadrunners. It is estimated to cost the District approximately \$2,500,000 to replace the ice during the summer off season.



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