

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 BOARD MEETING OF THE BOARD OF DIRECTORS OF THE
RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT**

Tuesday, May 28, 2019
1:00 p.m. MST Regular Meeting
Tucson Convention Center
Graham & Greenlee Rooms
Tucson, AZ 85701

AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** - Discussion and potential approval of the transcript minutes of the April 23, 2019 meeting.
- 4) **Executive Session** - Upon a public majority vote of members constituting a quorum, the Board of Directors may hold an Executive Session. To comply with §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 various issues related to the development of the property generally known as 75 E. Broadway.
 - 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 financing and effectuating renovations for the Tucson Convention Center (“TCC”) and related/adjacent facilities in conjunction with the City of Tucson (“City”).
 - 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 alternatives to activate Congress Street (“Congress Street Activation Plan”).
 - d) 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 various issues related to the Board’s development of the Sunshine Mile portion of Broadway.
 - e) 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 alternatives to activate Toole Avenue (“Toole Avenue Activation Plan”).

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f) 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 a request from the developers of a common workspace project on Stone Avenue.

g) 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 development of the Hilton Hotel at Cathedral Square.

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) **TCC Renovation Project – Possible Action**

The Board will hear and discuss an update on the status of this project which discussion may include the ranking of specific projects identified for the TCC renovations and upgrades and considering additional funding for the ice plant and rink renovations. 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.

8) **Congress Street Activation Plan – Possible Action**

The Board will discuss, deliberate and possibly approve a plan to incentivize the use of the vacant stores along Congress. 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) **Toole Avenue Activation Plan – Possible Action**

The Board will discuss its efforts and those of the City and Pima County to better define Toole Avenue as a destination which plan may include things such as signage, landscaping and extending the hours of Pima County's operation of its Courthouse Garage. 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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10) Common Workspace Project – Possible Action

Local developers have negotiated a lease with the City for space at Stone and Pennington and have asked the District for assistance in keeping as many as 70 start-up tenants downtown after the closing of Connect Co-Working. The Board will hear from the developers and, after discussing the project, 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) 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 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.

12) Adjourn