

*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, February 25, 2020**  
1:00 p.m. Tucson Time Regular Meeting  
AC Marriott Hotel, 151 E. Broadway  
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 January 28<sup>th</sup> and/or February 5<sup>th</sup>, 2020 meetings.
- 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 and representatives regarding potentially exchanging debt-relief with the City of Tucson (“City”) for the City’s title to the “Music Hall Parking Lot.”
  - 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 regarding the status of the “Bautista Apartments” project.
  - 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 requests for assistance in connection with the Board’s Congress Street activation program.
  - 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 in connection with the status of the project at 75 E. Broadway.
  - 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 status of the District’s agreement pursuant to which Nor-Generations, LLC (“Nor-Gen”) purchased and agreed to develop the property located at 419 W. Congress in Tucson (“Arena Site”).

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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 parking issues related to the Doubletree Hotel project at the Tucson Convention Center (“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 Board’s project to renovate and upgrade the overall TCC campus.

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 and representatives regarding the “1 South Church” 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 and representatives regarding the status of the Sunshine Mile/Bungalow Block project.

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 and representatives regarding the Board’s efforts to make improvements in the El Presidio Historical District.

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 – Discussion Only**

The Board will hear an update on and discuss the District’s cash positions and related financial issues.

7) **Music Hall Parking Lot – Possible Action**

The Board will discuss the possibility of acquiring title to the Music Hall Parking Lot and other related rights from the City in exchange for the District’s release of all or a portion of the City’s remaining financial obligation to the District from the resolution of the dispute regarding the Depot Garage. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all agreements necessary to implement the Board’s desires and authorizing the executive officers to execute such agreements.

8) **75 E. Broadway – Possible Action**

The Board will discuss the status of the 75 E. Broadway project. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and 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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9) **TCC/Caliber/Doubletree Hotel – Possible Action**

The Board will discuss the status of parking for the Caliber Doubletree Hotel project. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all agreements necessary to implement the Board’s desires and authorizing the executive officers to execute such agreements

10) **TCC Renovation – Possible Action**

The Board will discuss the status of its various discrete projects/contracts for the renovation and improvement of the TCC. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all agreements necessary to implement the Board’s desires and authorizing the executive officers to execute such agreements

11) **1 S. Church Project – Possible Action**

The Board will discuss the status of the 1 South Church Avenue project. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all agreements necessary to implement the Board’s desires and authorizing the executive officers to execute such agreements.

12) **Sunshine Mile/Bungalow Block – Possible Action**

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

13) **El Presidio Improvements - Possible Action**

The Project for Public Spaces has finalized their recommendations for improvements in the El Presidio Historical District and the Board will discuss and consider how to participate in the sections within the District boundary.

14) **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.

15) **Adjourn**