

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**

Wednesday, April 8, 2020
1:00 p.m. MST Regular Meeting

Public Access

Audio/Video Access is at <https://us04web.zoom.us/j/224895906>

For call-in access dial:

US: +1 346 248 7799

+1 669 900 6833 or

+1 312 626 6799 or

+1 929 205 6099 or

+1 253 215 8782

Webinar ID: 224 895 906

Participant ID: 279,170

AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** – Discussion and potential approval of the transcript minutes of the February 25, 2020 and 3/17/2020 meetings.
- 4) **Executive Session** – Upon a public majority vote of members constituting a quorum, the Board of Directors may hold an Executive Session. In recognition of the extraordinary governmental requirements of social distancing and related restrictions if an Executive Session is held it will be done either through a secured online platform or a telephone conference call. 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 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”).
 - 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 and representatives regarding the parameters of the Board’s financial assistance to the Fox Theatre.
 - 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 and representatives regarding the status of the Sunshine Mile/Bungalow Block project.

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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 and representatives regarding the status of the “Lot A Parking Garage” and the renovation of “Existing Convention Spaces” at the Tucson Convention Center (“TCC”).

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 and representatives regarding the status of the Sunshine Mile Overlay project.

f) 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 and representatives regarding the proposal to increase the budget from \$7,000 to \$10,000 for the Toole Avenue Streetscape from Congress to Stone Avenue.

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 and representatives regarding possibly substituting the developer’s project/building at 124 E. Broadway for the developer’s project at 140 E. Broadway.

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 (a) the impact of COVID-19 as to existing and future contracts and (b) whether, to what extent and how the Board can provide assistance to its merchants.

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) **Arena Site – Possible Action**

The Board will hear a presentation from the developer of the Arena Site project. Based upon such update and the following 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) **Fox Theatre – Possible Action**

The Board will work to clarify the parameters of its financial assistance to the Fox Theatre. Based upon such discussion, the Board may vote to take action, which action could include directing

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9) **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.

10) **TCC/Lot A Garage and Existing Convention Spaces – Possible Action**

The Board will discuss the status of Lot A Garage project at the TCC as well as the renovation of the Existing Convention Spaces. 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) **COVID-19 Stimulus Response -- Possible Action**

The Board will consider how it might be able to provide assistance to all of the bars, restaurants and entertainment venues that have been damaged by the closures requires in response to the Covid-19 pandemic. The Federal government has announced a relief package that could benefit every single affected business. The Board will discuss how it might be able to provide some interim assistance to keep the food, beverage and entertainment business alive in downtown Tucson. 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 Overlay – Possible Action**

The Board will discuss the status of the Sunshine Mile Overlay 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) **140 E. Broadway and 124 E. Broadway – Possible Action**

The Board will consider and discuss the developer's suggestion of abandoning the agreement for the development of 140 E. Broadway in exchange for the development of the developer's property at 124 E. Broadway. 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.

14) **Adjourn**