

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. Until the COVID-19 pandemic ceases to be a public health issue, the Board Members will participate in the executive and public sessions by telephone or video platform.

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

Public Access Information

You are invited to a Zoom webinar.
When: January 27, 2021 02:00 PM Arizona (MST)
Topic: Rio Nuevo Public Board Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81206519056>

Or iPhone one-tap:

US: +16699006833, 81206519056# or +12532158782, 81206519056# Or Telephone:

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8592 or +1 312 626 6799 Webinar ID: 812 0651 9056

International numbers available: <https://us02web.zoom.us/u/kepx6xDGwn>

AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** – Discussion and potential approval of the transcript minutes of the December 15, 2020 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 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 regarding the remaining issues and the closing of the 75 E. Broadway project.
 - 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 (i) the use of all or a part of the Tucson Convention Center ("TCC") in response to the pandemic and (ii) the various capital improvement projects at the TCC including, without limitation, the Sundt+Concord GMP for the central plaza and site improvements projects at the TCC and (iii) campus-wide parking issues.

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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 issues related to the Arena Site/Nor-Gen litigation matter.

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 regarding the status and issues related to rebates by the District.

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 and issues related to the obtaining a Phase 1 ESA for all remaining properties for the Sunshine Mile project.

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 the status of the RFQ for the Sunshine Mile/Bungalow Block project.

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 possibility of adding property to the 124 & 140 E. Broadway/Lewis Hotel Lofts project.

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 Board's efforts to assist the Fox Theatre Foundation.

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 a request from the new owners of the Cadence apartments in downtown Tucson.

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 a request from the Volvo Site developer to modify the timing of the improvements to this 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 pending or potential District 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) Sunshine Mile Overlay Zone – Possible Action

The Board will hear an update on the status of this process. Following the update and discussion, the Board may vote to take action, which action could include directing staff and/or

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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 hear an update and discuss the status of its efforts to assist the Fox Theatre. 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.

9) 75 E. Broadway – Possible Action

The Board will hear an update and 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.

10) Tucson Convention Center ("TCC") – Possible Action

The Board will hear an update and discuss the status of the various capital improvement projects at the TCC, the TCC's parking facilities and the use of the TCC to support the efforts to combat the pandemic. 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) Sunshine Mile/Bungalow Blocks – Possible Action

The Board will hear an update and discuss the status of the Sunshine Mile/Bungalow Blocks 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) 124 & 140 E. Broadway/Lewis Hotel Lofts – Possible Action

The Board will hear an update on this project and discuss the possibility of amending the agreement to include additional property. 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) Volvo Site Project – Possible Action

The Board will hear an update on this project and discuss the possibility of amending the agreement to address issues caused by the COVID 19 pandemic. 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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14) Financial Assistance to District's Small Businesses – Possible Action

The Board will discuss whether and to what extent it can afford to provide financial assistance to small business in the District's TIF boundaries that are struggling to survive the effects of COVID-19. 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.

15) The Cadence Apartments – Possible Action

The Board will hear and discuss a proposal from the new owners of this complex. Based upon such proposal and 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.

16) Marketing Budget – Possible Action

The Board has agreed to review the suspended marketing budget monthly and based upon cash and cash flow projections could amend the budget. 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.

17) Adjourn