

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: February 16, 2021 1:00 PM Arizona (MST)
Topic: Rio Nuevo Public Board Meeting

Please click the link below to join the meeting/webinar:

<https://us02web.zoom.us/j/89466854723>

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205 6099 or +1 301 715 8592 Webinar ID: 894 6685 4723

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AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** – Discussion and potential approval of the transcript minutes of the January 27, 2021 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 75 E. Broadway project in general and in particular the First and Second Amendments to the Ground Lease with Pima County ("County").
 - 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 various capital improvement projects at the Tucson Convention Center ("TCC") including, without limitation, the Lot C parking garage, as well as considering additional financial support for the TCC.

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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 construction issues that have arisen in connection with one of the District's projects.

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 request for rebate from the owners of Reilly Craft Pizza & Drink restaurant once they reopen for business.

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 providing assistance with the expansion of the Hotel Congress.

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 District's obligations to provide parking support when working from home has become so prevalent.

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 potential use, development and disposition of the District's parking lot at Church & Council.

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 Sunshine Mile Zoning Examiner Report. Following the update 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.

8) 75 E. Broadway – Possible Action

The Board will hear an update and discuss the status of the 75 E. Broadway project including, without limitation, the Board's potential approval of First and Second Amendment to Ground Lease. 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

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9) **TCC/Lot C – Possible Action**

The Board will hear an update and discuss the status of the Lot C parking facility at the TCC campus. 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) **Reilly Restaurant Rebate – Possible Action**

This restaurant remains dark during the COVID-19 pandemic and could face some real financial issues as the pandemic lingers. The Board will hear and discuss a request from the owners of this restaurant for consideration for the Rio Nuevo TPT rebate. 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) **Hotel Congress Expansion – Possible Action**

The Board will hear and discuss a proposal from the owners of Hotel Congress regarding the expansion of this property/hotel. 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) **Development and/or Sale of Council Parking Lot - Possible Action**

The Board will hear from and discuss interest from local developers in acquiring the District's owned surface parking lot at Council and Church just north of the YMCA. 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) **TCC Attraction Fund - Possible Action**

The Board will hear a presentation and discuss the increased inbound interest in TCC bookings after the pandemic and the capital improvements currently underway. The presentation is aimed at assisting Visit Tucson and ASM Global in their efforts to utilize the TCC compete Rio Nuevo would earmark a pot of money that can be utilized to pursue booked events. 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) **Marketing Budget – Possible Action**

The Board has agreed to review the suspended marketing budget monthly and based upon cash

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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.

15) **Adjourn**