

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: March 16, 2021 01:00 PM Arizona
Topic: Rio Nuevo Monthly Board of Directors Meeting - Public Session

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81224132146>

Or iPhone one-tap:

US: +16699006833,,81224132146# or +12532158782,,81224132146# Or Telephone:

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8592 or +1 312 626 6799 Webinar ID: 812 2413 2146

International numbers available: <https://us02web.zoom.us/j/81224132146>

AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** – Discussion and potential approval of the transcript minutes of the February 16, 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 issues related to the Arena Site/Nor-Gen litigation matter.
 - 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 75 E. Broadway 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 Hotel Congress enhancement request.

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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 regarding the District providing support to some of the downtown restaurants that want to open outdoor seating in front of their establishments.

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 Cadence property.

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 a request for assistance from the Presidio San Agustin del Tucson Museum in connection with the District's duplex at Court and Washington.

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 various aspects of its capital improvements projects at the Tucson Convention Center ("TCC").

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) **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.

8) **Hotel Congress – Possible Action**

The Board will hear an update and discuss the request from the owners of Hotel Congress regarding the enhancement 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.

9) **Outdoor Dining Support – Possible Action**

Some of the downtown restaurants want to open outdoor seating in the parallel parking space(s) directly in front of their establishment. The city is working to expedite the process but each conversion would cost about \$10,000. Given this is public property, the Board will discuss stipends of \$10,000 each for five or more "parkettes" as the city calls them. Based upon such discussion, the Board may

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10) Cadence – Possible Action

The Cadence property at the eastern edge of downtown is in the process of being sold and possibly converted from student housing to market rate apartments. The Board will discuss a GPLET and other incentives to enable the 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.

11) Duplex at Court & Washington – Possible Action

The Board will discuss a request the Presidio San Agustin del Tucson Museum for assistance in their efforts to upgrade and utilize the District's duplex at Court and Washington. 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) TCC – Possible Action

The Board will hear an update and discuss the status of the various capital improvement projects at 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.

13) 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.

14) Adjourn