

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: April 27, 2021 01:00 PM Arizona
Topic: Rio Nuevo April Public Board of Directors Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89580125002>

Or One tap mobile:

US: +16699006833,,89580125002# or +12532158782,,89580125002# Or Telephone:

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8592 or +1 312 626 6799 Webinar ID: 895 8012 5002

International numbers available: <https://us02web.zoom.us/j/89580125002>

AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** – Discussion and potential approval of the transcript minutes of the March 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 non-essential 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 status of and issues related to the ground floor development at City Park.
 - 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 Monier 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 Bautista 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 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 a potential litigation matter.

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) **Gadsden Projects – Possible Action**

The Board will hear and consider requests from Gadsden Co., LLC regarding its "Monier" and "Bautista" projects. Based upon such requests 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) **Film Industry Incentives – Possible Action**

The Board will hear about a major studio that is considering filming a new series in Tucson or Las Cruces, New Mexico. The Board will consider typical incentives including rent subsidy and sales tax rebates to help encourage the production in Tucson. Based upon such presentation 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.

9) **Reilly Craft Pizza and Drink – Possible Action**

The Board will hear from the owners/developers about their plan to re-open and add a rooftop area for dining and drinking. Based upon such presentation 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.

10) **Tucson Convention Center Capital Improvements – Possible Action**

The Board will hear from its project manager regarding the progress with this process and the next steps that need to be addressed. Based upon such presentation 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

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11) 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 this "Parklette" process but each conversion costs about \$10,000. Given this is public property, the Board will discuss potentially granting stipends for a few of these "Parklettes." 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) 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.

13) Adjourn