

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 28, 2023 01:00 PM Arizona  
Topic: Rio Nuevo Board of Directors Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85202190831>

Or One tap mobile :

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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 24, 2023 board 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 Board's capital improvements at the Tucson Convention Center ("TCC").
  - 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 status of and issues related to the "Whole Slyce Pizza" project.

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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 status of and issues related to the "350 Congress" project.

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 of and issues related to the Chicago Store and the Arizona Hotel projects.

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) **Sosa Carrillo House Update and Introduction - Discussion Only**

With the closing on the District's acquisition of the Sosa Carrillo House, the Board will introduce the new Director of the Mexican American Heritage and History Museum, Rikki Rojas, and discuss the plans for the future of this property.

8) **TCC/KLA – Possible Action**

The Board will discuss the status of the KLA aspect of the IT upgrade to 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.

9) **Whole Slyce Pizza – Possible Action**

Well known restaurateur and downtown pioneer Ari Shapiro is bringing a New York style slice pizza storefront to the Mercado and has asked for assistance with the tenant improvements consistent with other restaurant investments made by the District. Ari Shapiro committed to food and beverage in downtown Tucson early, opening Sparkroot and Xoom. He has opened other establishments, all within the Rio Nuevo District from Falora to Beaut in the Mercado Annex. Originally from New York City, Ari has teamed up with Travis Evans, a NYC transplant that cooked alongside Thomas Keller and at Jim Lahery's Sullivan Street Bakery, to open a NYC street style slice pizza joint in The Monier, also a Rio Nuevo project. The Board will discuss the status of this 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.

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**10) 350 Congress (formerly Funky Monk) – Possible Action**

Las Vegas celebrity chefs Antonio Nunez and Scott Cummings have acquired the former Funky Monk property and are opening a new restaurant called 350 Congress and have requested tenant improvement assistance. Antonio Nunez is a well-known, successful chef and owner in Las Vegas, Nevada. He has cooked for iconic chefs and establishments such as Le Cirque, Primo and Guy Savoy. After a brief stint in London to open Brooklyn Bowl he returned to Las Vegas. On his own Antonio has opened Kitchen Table, The Parlour and The Stove, all very successful and highly rated Las Vegas establishments. His partner, Scott Cummins was the Season 12 winner of Hell's Kitchen, then worked for Gordon Ramsey and has gone on to open Freedom Beat, known for its brunch, and is the Executive Chef for Lake Las Vegas. The Board will discuss the status of this 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) Former Crescent Smoke Shop – Possible Action**

The District has executed the Master Lease for this property at the corner of Congress and Sixth Avenue and is advertising nationally for a new tenant. The building needs significant improvements and, while most will be tenant specific and come before the Board at a later date, there are some immediate items that need to be addressed such as the anticipated cost to make the shell habitable. The Board will discuss the status of this 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) Adjourn**