

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.

**SECOND AMENDED
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 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/84124266427>

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 February 28, 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 Zeram's project.

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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 Basqueria Restaurant 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 status of and issues related to the Children's Museum expansion 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 Indian Trading Post project.

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 a new restaurant lease in downtown.

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 and issues related to the additional property within the Sunshine Mile.

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 status of and issues related to the 75 East Broadway 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) **Zemam's – Possible Action**

The project at Treat and Broadway has experienced significant delays and serious challenges with Development Services that required many revisions and cost overruns, combined with the overall increase in construction cost. The Gebremariam family is depleting resources to keep the project alive and has asked for Rio Nuevo assistance. 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.

8) **Basqueria Restaurant – Possible Action**

The new owners of the space formerly known as Fired Pie, at the east entrance to Downtown,

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are planning a tapas restaurant and bar common to the Basque region of Spain and France. They have asked for some financial assistance in the remodel of the former pizza venue. The Board will discuss 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.

9) **Children's Museum Expansion – Possible Action**

The downtown museum has been landlocked and unable to expand to serve the increasing patronage of the museum. The museum board has contracted to buy an adjacent office building that would open additional space at the museum, including a new café and gift shop. Without financial support the museum could be compelled to move away from downtown. The Board will discuss 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.

10) **Indian Trading Post – Possible Action**

The Rio Nuevo board has selected an operator for the recently purchased property known as the Indian Trading Post. The Board will consider a GPLET lease and other incentives to activate the vacant space as a new restaurant. The Board will discuss 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) **Solot Block Development – Possible Action**

The Board will hear an update on this project. Based upon such update, the Board may vote to take action, which action could include directing staff and/or counsel to modify the draft agreements and otherwise implement the Board's desires including, but not limited to, authorizing the executive officers to execute the final agreements.

12) **Obon Expansion- Possible Action**

The owners of Obon will present their plan to dramatically expand their patio and have asked for Rio Nuevo assistance. 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**