

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.

**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: April 25, 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/86596012333>

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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 March 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 75 E. Broadway 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 Congress and Church 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 Country Home Block 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 Tucson Unified School District ("TUSD") Surplus Property Lease.

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 the TruX Contract for the Tucson Convention Center ("TCC") project.

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 developing the "air rights" above the Music Hall Parking Lot.

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 TCC Garage 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) **The Congress and Church Project – Possible Action**

The Board will hear an explanation of this project and thereafter discuss whether to support the project and if so how. 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) **The Country Home Block Project – Possible Action**

The Board will hear an explanation of this project and thereafter discuss whether to support the project and if so how. 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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9) The TUSD Surplus Property Lease – Possible Action

The Board will hear an explanation of this project and thereafter discuss whether to support the project and if so how. 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) The TruX Contract for the TCC – Possible Action

The Board will hear an explanation of this project and thereafter discuss whether to support the project and if so how. 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) Music Hall Parking Lot Air Rights – Possible Action

One of the developers of the TCC Doubletree has proposed a development on top of the recently built garage west of the TCC Music Hall. That structure was constructed to allow for such additional development. The Board will discuss and consider granting an option to acquire the air rights as well as all other aspects of such a project and, 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) Valet Parking – Possible Action

The Board has previously approved subsidizing two valet parking locations and that agreement would need to be renewed. The Board will get an update on the use of valet parking and consider renewing one or both of the locations. Based upon such update, 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 Garage Project – 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.

14) TCC Capital Improvements – 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.

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15) **Adjourn**