

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: July 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/84368028388>

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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 June 27, 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 a retail project at the Volvo Site/Welcome Diner (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 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 status of, and issues related to the Citizen Hotel 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 Hazen Enterprises 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 the Bungalow Block 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 the Tabu Bar 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 including La Estrella, the former MiAn, the former Crescent Smoke Shop, TABU, Zemam's, TCC technology upgrades, 75 East Broadway, Indian Trading Post, The Bautista, Whole Slvce Pizza and other 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) **Volvo Site/Welcome Diner (Broadway) – Possible Action**

Pre-covid Sloan McFarland and the Welcome Diner won the right to develop the entire block at Broadway and Tyndall. The pandemic disrupted the project, but things are moving again for a mixed-use complex. Rio Nuevo assisted the developer in funding the acquisition and has a Development Agreement that provides for sales tax rebates and a GPLET. The developer is ready to finalize the GPLET. The Board will hear an explanation of the status of this project and thereafter discuss whether to continue 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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8) **Tabu Bar Project – Possible Action**

The Board will hear a presentation by the developers of this project at 128 E. Congress and their request for assistance. Based upon such presentation and the ensuing question and answer session, the Board may vote to take action which could include directing the executive officers and counsel to draft, negotiate, finalize and execute the agreements necessary to effectuate the Board's desires.

9) **Bungalow Block – Discussion Only**

The Board will hear and update on and discuss the status of this project.

10) **El Presidio Activation Update – Discussion Only**

The Board will hear and update on and discuss the status of this project.

11) **Tucson Foodie Update – Discussion Only**

The Board has partnered with Tucson Foodie and their new owners to promote downtown and Sunshine Mile food and beverage establishments and events. These purveyors will give the Board an update on plans for fiscal 2023-2024 and based on such discussion the Board will discuss whether to support the project and if so how.

12) **Adjourn**