

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: August 22, 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/88409889389>

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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 July 25, 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 StoneBridge Event Center 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 Bata Patio 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 new plans for the former Citizen Hotel.

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 Monier 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 Slice 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) **StoneBridge Event Center – Possible Action**

A new event and wedding space has opened in the warehouse at Stone and Toole. The owner/operator is seeking financial aid for renovations including handicap access, a licensed bar and other improvements. 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.

8) **Former Citizen Hotel project – Possible Action**

The owner of the W Boutique in St. Phillips Plaza has negotiated a lease in the former Citizen Hotel and is seeking support to open a hotel/retail establishment there. 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) **Bata Patio – Possible Action**

The very successful Bata Restaurant has a developing plan to open a patio and outdoor seating and is looking for financial support. 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

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10) Sosa Carrillo House – Possible Action

Los Descendientes de Tucson, the managers of the Sosa Carillo House are applying for a Mellon Foundation Grant for further enhancements to the legacy property now owned by Rio Nuevo. The grant requires a match and the managers have asked for the District’s assistance. 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) The Monier Project – Possible Action

The developers expect to close on the re-financing for the project any day and when they do the \$2.4M bridge loan from the District will be repaid. The board will discuss waiving some portion of the interest and penalty associated with this debt. 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 will review the valet agreements, especially for the Toole block given the developments along Toole Avenue. 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.

13) Blue Front / Shirt Shop Mercantile – Possible Action

In May and June of 2022, the Board authorized up to \$300,000 to assist the owner/operators of “Blue Front” at 110 E Congress to complete the improvements necessary to commence operations. After using all but approximately \$31,000 of this assistance, Blue Front opened. Unfortunately, shortly thereafter it suffered a devastating electrical fire resulting in significant damages. While the insurance company will fund the restoration, the owner/operator would like authority from the Board to use the \$31,000 balance of the Board’s assistance on the corner property, still under construction. 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.

14) Adjourn