

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: December 19, 2023 01:00 PM Arizona

Topic: Rio Nuevo December Board of Directors Meeting Public Session

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89650961015>

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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 August 22, 2023, September 19, 2023, November 14, 2023 and November 21, 2023 board meetings.
- 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 Country Home Block 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 Fox Theatre Block 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 75 E Broadway 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 Monier 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 Bautista 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 the Sunshine Mile, The Fox, Miss Saigon, 75 East Broadway, Tucson Convention Center 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) **Country Home Block – Possible Action**

The Board will discuss the final required approvals to launch the partnership with Nate Ares for the renovation and activation of the entire block identified by the former Country Home Furniture store at Broadway and Plumer. 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) **Fox Theatre Block – Possible Action**

The Board previously approved a number of incentives for owner and developer Brandt Hazen to attract two large scale food and beverage businesses from Phoenix to the vacant storefronts west of the Fox Theatre. Those operators ultimately pulled out of the deal, consequently terminating any specific incentives that had been granted by the Board. Mr. Hazen has a coffee shop operator and other projects in mind to replace the previous plan. The Board will discuss such information from Mr. Hazen and may vote to take action, which action could include directing staff and/or counsel to draft and finalize

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9) **January Retreat – Possible Action**

The Board is planning a study session for the January meeting that would focus on future planning. The public will be invited to comment in person or in writing. Members will discuss the format, ideas for the agenda, hiring a facilitator.

10) **Legislative Liaison – Possible Action**

The Board will discuss the possibility of renewing its legislative liaison contract(s). 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) **Bautista Project – Possible Action**

The Board will discuss recent developments with this project, which include the City's request that the developer improve the 1,100 feet along the river walk south from Congress to north of Cushing. Since this requirement isn't revenue neutral the developer is requesting relief from some of its obligations to the Board. 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**