

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: January 18, 2024 01:00 PM Arizona
Topic: Rio Nuevo January Board of Directors Meeting Public Session

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82114904701>

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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 December 19, 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 Whole Slvce Pizza 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 Indian Trading Post 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 Master Plan Document.

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 Friedman Block.

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 potential for securing additional project funding.

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 Lerua's project.

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.

h) 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 Boxyard project.

i) 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 Gadsden projects.

j) 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 request for support from the developers of Thunder Bacon.

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.

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7) **Whole Slvce Pizza – Possible Action**

The Board will hear an update on the status of 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.

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

The Board will discuss paying off the debt associated with the purchase and privatization of the Indian Trading Post. Based upon such discussion, 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.

9) **Master Plan Document – Possible Action**

The Board will review and discuss the current draft of and compliance with the state statutes. Based upon such discussion, 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.

10) **Friedman Block – Possible Action**

The Awardee has asked Rio Nuevo to consider some demolition of this block in an effort to resolve the lack of available parking. Any agreement would require the historical properties to be delisted from the National Trust for Historic Preservation and/or a zoning variance. Based upon such discussion, 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.

11) **Financing Proposal – Possible Action**

Rio Nuevo has received a term sheet from CrossFirst Bank that could create an immediate infusion of cash. The Board will discuss the opportunity and use of proceeds. Based upon such discussion, 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) **Lerua’s Commitment – Possible Action**

The Board committed \$500,000 committed to the Lerua’s project before the COVID shutdown. That project has now stalled out. The Board will consider terminating the award. Based upon such discussion, 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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13) **75 East Broadway – Possible Action**

The Board will consider an exclusive development agreement with The Obie Companies from Eugene, Oregon for the development of a boutique hotel on this property. Based upon such discussion, 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) **Boxyard Development – Possible Action**

The Board will discuss the termination of this project by the developer. Based upon such discussion, 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.

15) **Gadsden Projects – Possible Action**

The Board will hear an update from Gadsden. 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.

16) **Thunder Bacon Project – Possible Action**

The Board will hear and discuss a request for assistance from the developers of Thunder Bacon. Based upon such request and discussion, 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.

17) **Future Agenda Topics – Discussion Only**

The Board members will discuss possible topics for future Board Meetings.

18) **Adjourn**

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