

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: February 27, 2024 01:00 PM Arizona  
Topic: Rio Nuevo January Board of Directors Meeting Public Session

You are invited to a Zoom webinar.  
When: Feb 27, 2024 01:00 PM Arizona  
Topic: Rio Nuevo March Board of Directors Meeting Public Session

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89441701025>

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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 January 18, 2024 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:

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a) Pursuant to A.R.S. §38-431.03(A)(3) and (4), 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 District's Master Plan draft.

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 proposed Chase Bank Building assistance.

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 Crescent Smoke Shop Building 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 350 Congress 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 Friedman 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 1-2-1 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 possible assistance to the Transamerica Building restaurant project.

h) Pursuant to A.R.S. §38-431.03(A)(3) and (4), 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 consideration of additional bond issuance.

#### 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) **Master Plan – Possible Action**

Counsel and members will review final drafts of the plan generated from the recent retreat and discuss the legal and related aspects of the new features. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to modify the draft

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agreements and otherwise implement the Board's desires including, but not limited to, authorizing the executive officers to execute the final agreements.

8) **Chase Bank Building Assistance – Possible Action**

The owners of the former Valley National Bank Building have moved quickly to fill the space vacated by the departure of Chase Bank. Danny Scordato has signed a lease to convert the bottom two floors to food, beverage, and music. The Board has been asked to provide financial assistance and consider a GPLET for the property. The Board will review and discuss the status of this project. 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) **Crescent Smoke Shop Building – Possible Action**

The District leased this property and invested to find a new tenant. Gibson Market has indicated their desire to expand into the space and has submitted lease terms and a tenant improvement request. The Board will review and discuss the status of this project. 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) **350 Congress – Possible Action**

The improvements approved by Rio Nuovo have been delayed. The Board will discuss and consider an extension to the deadlines under the original agreement. 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) **Friedman Block – Possible Action**

The Board will review and discuss the status of this project. 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) **1-2-1 Project – Possible Action**

The Board will discuss an update on this project. 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.

13) **Empire Pizza Project – Possible Action**

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The developers of this project have requested an extension of time to complete their efforts. The Board will discuss this request and 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) **Bond Consideration – Possible Action**

The Board will consider initiating the steps required to publish and solicit a tax-exempt bond to finance future projects. 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) **Adjourn**