

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: April 23, 2024 01:00 PM Arizona  
Topic: Rio Nuevo April Board of Directors Meeting Public Session

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82188393635>

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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 March 26, 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), (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 LAZ Parking contract.

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 Pima County Garage parking agreement.

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 IDA's cooperation in the Rio Nuevo area projects.

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 Zemam's 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 Playground/Hub 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 Cushing Street skate park 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 repurposing of the Elvira space into the Chela's 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.

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) **LAZ Parking – Possible Action**

The District contracts for valet parking in at least two spots downtown. The renewal of the Agreement will be required for continued support for valet parking. The Board will discuss the renewal of the Agreement. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the agreements and otherwise implement

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

**8) Pima County Garage – Possible Action**

The District subsidizes the county's expense for extended hours available for public parking at the courthouse garage at Stone and Toole. The county has presented the District with a new agreement. The Board will discuss the County's proposed agreement. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the agreements and otherwise implement the Board's desires including, but not limited to, authorizing the executive officers to execute the final agreements.

**9) IDA – Possible Action**

The IDA has identified several possible sources of funding for Rio Nuevo area projects. Most IDAs use a consultant to help track and apply for federal assistance dollars. The IDA has proposed the city, the IDA and Rio Nuevo share the costs of such a consultant, \$18,000 each annually. The Board will discuss the proposal. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the agreements and otherwise implement the Board's desires including, but not limited to, authorizing the executive officers to execute the final agreements.

**10) Zenam's Parking Lot – Possible Action**

The Board will consider leasing the Rio Nuevo built lot just west of the new development to Zenam's. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the agreements and otherwise implement the Board's desires including, but not limited to, authorizing the executive officers to execute the final agreements.

**11) Playground/Hub – Possible Action**

The developer wants to use the remaining portion of the funds we committed to knock some walls down and expand into one large restaurant and activate the rear patio. The Board will discuss this proposal. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the agreements and otherwise implement the Board's desires including, but not limited to, authorizing the executive officers to execute the final agreements.

**12) Cushing Street Skate Park – Possible Action**

The City of Tucson is constructing a skate park under the I-10 freeway at Cushing Street and has requested assistance from the Board. The Board will discuss this proposal. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the 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) **The Chela's Project – Possible Action**

The El Sur family has taken over the former Elvira's space and are seeking financial assistance from the Board. The Board will discuss this proposal. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the agreements and otherwise implement the Board's desires including, but not limited to, authorizing the executive officers to execute the final agreements.

14) **Adjourn**