

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: May 28, 2024 01:00 PM Arizona
Topic: Rio Nuevo May Board of Directors Meeting Public Session

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86497949094>

Or One tap mobile :

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Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 253 205 0468 US, +1 253 215 8782 US (Tacoma)

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Webinar ID: 864 9794 9094

International numbers available: <https://us02web.zoom.us/j/86497949094>

AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** – Discussion and potential approval of the transcript minutes of the April 23, 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 hockey incentives.

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 BOK loan proposal.

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 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 building a new parking structure behind Tucson Electric Power (“TEP”).

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 Citizen Hotel litigation.

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 Playground/Hub 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 Pima County Garage parking agreement.

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 LAZ Parking Service.

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) **Hearing on 2024-2025 Annual Budget – Discussion Only**

Pursuant to A.R.S. §48-4232 the Board will hold a hearing on its proposed "Budget" for the fiscal year ending June 30, 2025. The Board will discuss, hear testimony and public comments on the proposed

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Budget. Members of the public wishing to do so may comment by filling out and submitting a speaker card, a copy of which accompanies this agenda, prior to this item being called. Public speaker presentations are limited to three minutes for a total of 15 minutes.

8) **2024-2025 Budget – Possible Action**

The Board will consider, discuss and may vote to take action on the proposed Budget which action may include adopting, modifying and/or rejecting such Budget.

9) **BOK Loan Proposal – Possible Action**

The Board has received a Term Sheet for a possible line of credit. The Board will review and 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 finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

10) **Hockey Incentives – Possible Action**

The Board has committed to work with the Coyote organization to keep the Roadrunners in Tucson. The Board will review the terms of a possible offer. 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) **Crescent Smoke Shop – Possible Action**

The City of Tucson has determined that the property needs a new sprinkler system which has an estimated cost of \$60,000. The Board will review and 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 finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

12) **TEP Parking Garage – Possible Action**

The District and TEP are considering a partnership to build a new parking structure on the TEP owned parcel just south of the headquarters office building. 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 finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

13) **Citizen Hotel Litigation – Discussion Only**

The Board will provide an update and status of the Citizen Hotel litigation.

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14) 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 finalize any and all agreements necessary to implement the Board’s desires and authorizing the executive officers to execute such agreements.

15) Pima County Garage – Possible Action

Rio Nuevo pays for additional staffing so the Pima County Courthouse garage can stay open after hours. That contract is terming out. The Board will discuss its renewal. 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.

16) LAZ Valet Parking Service – Possible Action

Rio Nuevo helped launch two valet parking locations downtown and subsidized the provider. That contract is up for renewal. The Board will review the current agreement, valet locations and the value of providing this service. 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.

17) Election of Officers – Possible Action

In November 2023 the newly constituted board nominated and unanimously approved a four-officer slate for a six-month partial term designed to give everyone a chance to work together for a while. That slate is as follows:

- Fletcher McCusker, Chairman
- Edmund Marquez, Vice Chairman
- Taunya Villicana, Secretary
- Chris Sheafe, Treasurer

The Board will have a general discussion about the number and duties of the officers followed by the election of the officers:

- Election of Chairman – Nominations from the floor, roll call vote.
- Election of Vice Chairman – Nominations from the floor, roll call vote.
- Election of Secretary – Nominations from the floor, roll call vote.
- Election of Treasurer – Nominations from the floor, roll call vote.

18) Adjourn

HOW YOU CAN BE HEARD

If you wish to address the Rio Nuevo Multipurpose Facilities District Board, please complete the information and email to BrandiHB@rionuevo-tucson.org.

When recognized, state your name, address, and whom you represent before proceeding.

Any person who is representing a person other than themselves and is receiving compensation to influence an action by the Board shall before speaking, identify themselves as a “retained speaker”.

Calls to the Audience-speakers are allowed 3 minutes

Persons attending the meeting shall observe rules of propriety, decorum, good conduct and refrain from impertinent or slanderous remarks. Violation of this rule shall result in such persons being barred from further audience before the Rio Nuevo Multipurpose Facilities District Board.

REQUEST TO ADDRESS THE RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT BOARD

Meeting Date _____

Members of the public may speak during the “Call to the Audience”. Pursuant to the Arizona Open Meeting Law, only items listed on the agenda may be discussed by the Rio Nuevo Multipurpose Facilities District Board.

NOTE: YOU ARE LIMITED TO 3 MINUTES AND DUE TO CONSTRAINTS YOU MAY NOT BE CALLED UPON TO SPEAK

NAME: _____

(You must use the same name when logging into Zoom to attend the meeting)

REPRESENTING: _____

SUBJECT _____

Are you a retained speaker?

Yes / No

You may wish to provide the following information for staff follow –up

*Address (optional) _____

*Phone Number (optional) _____

This information is a public record and may be subject to release upon request

COMPLETE REQUEST AND EMAIL TO BRANDIHB@RIONUEVO-TUCSON.ORG