

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

Please click the link below to join the webinar:

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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 June 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:
  - 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 Downtown entertainment venues.

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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 “De Novo” restaurant 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 Vertigo Winery 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 bank line of credit.

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 Indian Trading Post 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 Board authorizing an alternate signatory when the Treasurer is temporarily unavailable to sign checks.

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 District’s marketing budget.

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 Herbert’s Deli and Annex Commissary projects.

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) **Mural Budget – Possible Action**

The approved budget neglected to carry forward the \$150,000 request for downtown mural projects. The Board will consider adding this to the current budget. 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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**8) De Novo Restaurant – Possible Action**

The operators of the Transamerica Building have a new restaurant project and are seeking assistance. The Board will discuss the project and possible assistance. 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) Vertigo Winery – Possible Action**

A new, urban winery located by Amtrak, is looking for help to launch a new shop and indoor vineyard. The Board will discuss the opportunity and possible incentives. 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) Indian Trading Post – Possible Action**

The sale and leaseback for this property has had some snags connecting to utilities. The additional estimated cost is about \$50,000. The Board will consider assisting the building owners in the resolution of this. 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) Alternate Signatory when the Treasurer is Unavailable to Sign Checks – Possible Action**

Currently the Board’s Administrative Rules require the Treasurer’s signature on all checks. The Board will discuss and consider allowing another officer to sign checks in the event the Treasurer is temporarily unavailable. 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) Herbert's Deli and Annex Commissary -- Possible Action**

Two new food and beverage concepts on the westside, a traditional deli and a ready-made meal concept. The Board will discuss and consider assisting both concepts. 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.

**13) Adjourn**