

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: October 22, 2024 01:00 PM Arizona  
Topic: Rio Nuevo October Board of Directors Meeting Public Session

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85839293477>

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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 September 24, 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 the Mercado Annex Expansion 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 Thunder Bacon Expansion 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 UPS Store remodel 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) **Annual Audit Presentation – Possible Action**

Beach Fleischman will present the annual Rio Nuevo audited results. Based upon such presentation and following discussions, the Board may vote to take action, which action could include directing staff and/or counsel to take any and all actions to implement the Board's desires with respect to the audit results.

8) **Audit Proposal - Possible Action**

The Board will review Beach Fleischman's proposal for ongoing auditing services. Based upon such discussions, 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) **Mercado Annex Expansion – Possible Action**

Gadsen is requesting assistance to expand the popular container village on the westside. Based upon such discussions, 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) **Thunder Bacon Expansion – Possible Action**

Thunder Bacon is considering expanding into the former Miss Saigon Space and has requested Rio Nuevo assistance to do so. Based upon such discussions, 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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**11) UPS Store Remodel – Possible Action**

The locally owned UPS store at Broadway and Craycroft is being required to upgrade the store and has requested Rio Nuevo assistance. Based upon such request and related discussions, 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) Master Plan Update – Possible Action**

The Board made a number of changes and suggestions during the recent study session. The updated plan will be reviewed for ratification. Based upon such discussions, 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) Future Agenda Items / Study Session Schedule – Possible Action**

The Board will discuss and may vote to include certain items on future agendas.

**14) Adjourn**