

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**

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When: Dec 17, 2024 01:00 PM Arizona

Topic: Rio Nuevo December Board of Directors Meeting Public Session

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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 November 19, 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 boutique grocery store project.

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 123 South Stone Activation 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 Small Business Grant Program.

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.

#### 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 active, 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) **123 South Stone Activation – Possible Action**

Well known concert promoter and club owner Charlie Levy is developing entertainment venues now in Tucson. Charlie was the founder and owner of the Crescent Ballroom and The Van Buren in Phoenix. Levy's venues have played a huge role in establishing downtown Phoenix as a bustling entertainment destination. The Crescent Ballroom opened in October 2011, followed in 2015 by Valley Bar and The Van Buren in 2017. Now in Tucson, Charlie is turning the former convent on Country Club into an entertainment and music venue and has just announced plans to build out 123 South Stone as a food and beverage venue also with live music and a boutique hotel, activating a vacant space. Charlie is asking for Rio Nuevo assistance. 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.

#### 8) **Small Business Grant Program – Possible Ratification Only**

The Master Plan process identified the need for small business seed grants within the district boundaries and the subsequent budget approved a \$250,000 line-item partnership with the IDA. The Board Chair, the IDA and affiliated entities have launched the program and have received dozens of applications. To allow the process to seamlessly proceed, this agenda item seeks

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only an up or down vote on whether to proceed with the program only requiring full Board approval for the awardees only. The Board may vote whether or not to ratify the program as stated.

9) **Future Agenda Items – Possible Action**

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

10) **Adjourn**