

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: February 25, 2025 01:00 PM Arizona
Topic: Rio Nuevo February 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 January 28, 2025, 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 Elliott's On Congress Patio 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 Park Place Mall 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 Copal 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 a proposed project at Broadway and Euclid.

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 123 S. Stone 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) **Empire Pizza – Possible Action**

The Economic Benefits Agreement expires in March. The delays have been out of the developers' control and the Board will discuss an extension. The Board will hear an update and discuss the status of the project. 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.

8) **Obie Hotel / 75 E. Broadway – Possible Action**

Brian Obie and his staff will provide an update on the development progress for the 75 East Broadway site. The development deadline for awardee Obie Hotels is expiring. The District option with the county does not expire until April 2026. The Board will consider an extension for Obie.

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9) **BATA – Discussion Only**

The BATA team will provide an update on their expansion plans.

10) **Elliott’s On Congress – Possible Action**

Elliott’s has asked for financial assistance to establish a sidewalk café. The Board will hear an update and discuss the status of the project. 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) **Park Place Mall – Possible Action**

The developer has finalized their expansion plans for the eastside of the mall and is requesting financial assistance. The Board will hear an update and discuss the status of the project. 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) **Copal – Possible Action**

Copal has asked to reallocate the financial assistance previously approved for the patio expansion to improvements in the main restaurant. The Board will hear an update and discuss the status of the project. 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) **123 S. Stone – Possible Action**

The Board has approved a range of financial assistance to support Charlie Levy’s project but deferred the final amount while the principals finalized their bank loan. The Board will hear an update and discuss the status of the project. 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) **Presidio District – Discussion Only**

Jannie Cox will provide an update on the Rio Nuevo led improvements in the Presidio District.

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

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

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16) **Adjourn**