

*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 THE MEETING OF THE BOARD OF DIRECTORS  
OF THE RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT**

**Public Access Information**

You are invited to a Zoom webinar!

When: April 22, 2025 01:00 PM Arizona time

Topic: Rio Nuevo April Board of Directors Meeting Public Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82516215928>

Phone one-tap:

+13462487799,,82516215928# US (Houston)

+16694449171,,82516215928# US

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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 March 26, 2025 and April 8, 2025, board meetings.
- 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 stowed 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 Downtown Tucson Partnership.
  - 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 its statutory investment limits.
  - 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 Punchline Comedy Club project.

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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 Cafe Francais 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) **Gibson’s Market – Possible Action**

The owners and developers of an entire block at Broadway and 6th Avenue have now acquired the former Gibson's Market and are requesting financial assistance to renovate and upgrade the former downtown market. Based upon such request and ensuing 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.

8) **Zeke’s Pizza – Possible Action**

The Board has already approved funding for the new Zeke’s across from the Ronstadt Terminal. The owners are now asking for more time to complete the development. Based upon such request and ensuing 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.

9) **Punchline Comedy Club – Possible Action**

The Board will consider helping support the development of LiveNation’s comedy club brand called “The Punchline.” LiveNation has established and operates Punchline Comedy Clubs in Houston, San Francisco, Sacramento and Philadelphia and has identified Tucson as the best market for the club in the southwest. 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) **Downtown Tucson Partnership -- Possible Action**

The District’s officers and the DTP have been working with the Tucson Police Department to increase foot patrols and TPD presence downtown, add additional technology and coordinate with area businesses. 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.

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11) **Café Francais -- Possible Action**

The owner/operators of the Cafe Francais, currently at Wrightstown and Pantano, have an agreement to relocate to the vacant space at Alvernon and Broadway, formerly known as Mendel's Wife the Tailor. Cafe Francais has been operated for years by a local couple. The Board will discuss some assistance to help them move into the District. 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) **Future Agenda Items – Possible Action**

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

13) **Adjourn**