

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: May 14, 2025 03:00 PM Arizona

Topic: Rio Nuevo MAY Board of Directors Study Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82152878540>

Phone one-tap:

+16699006833,,82152878540# US (San Jose)

+17193594580,,82152878540# US

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 22, 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 recent criticism of the District’s mission.
 - 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 Moxy Hotel 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 potential development of the property at 3773 East Broadway.

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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 Punchline Comedy Club project.

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 Welcome Diner 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) **District's Mission -- Possible Action**

In light of recent public discussions about the District's mission, the Board will discuss its mission and consider whether any course correction is needed. Based upon this 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) **Moxy Hotel – Possible Action**

Developer Scott Stiteler is working to develop a Moxy Hotel within the District and seeks financial assistance in his efforts to do so. Based upon this request and the 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) **3773 E Broadway – Possible Action**

Owner/developer Gabe Nevarez has acquired this property which includes an abandoned and vacant office building just west of Alverson. Mr. Nevarez is seeking financial assistance from the Board. Based upon this request and the 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.

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

The Board will continue discussions of the development of LiveNation's Punchline comedy club. Based upon this, the Board may vote to take action, which action could include directing staff and/or

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11) Welcome Diner – Possible Action

Before the pandemic, the Board voted to assist owner/developer Sloane McFarland, in acquiring adjacent parcels for expansion and development of new residential and related improvements. The Board will consider, discuss and may vote to modify its assistance based upon the developer's new plans. Based upon this, 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) New Murals -- Update only

Board member Jannie Cox will update the Board and the public on the 250-year anniversary murals being commissioned for downtown.

13) Future Agenda Items – Possible Action

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

14) Adjourn