

*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.*

**AMENDED  
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: June 24, 2025 01:00 PM Arizona

Topic: Rio Nuevo June Board of Directors Meeting Public Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84208862766>

Phone one-tap:

+12532050468,,84208862766# US

+12532158782,,84208862766# US (Tacoma)

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**AGENDA**

1) **Pledge of Allegiance**

2) **Roll Call**

3) **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 Moxy Hotel 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 Welcome Diner 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 Cal's Bake Shop project on Miracle Mile.

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 Obon project.

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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 Friedman Block project.

4) **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.

5) **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.

6) **Hearing on 2025-2026 Annual Budget – Discussion Only**

Pursuant to A.R.S. §48-4232 the Board will hold a hearing on its proposed "Budget" for the fiscal year ending June 30, 2026. The Board will discuss, hear testimony and public comments on the proposed Budget. Members of the public wishing to do so may comment by filling out and submitting a speaker card, a copy of which accompanies this agenda, prior to this item being called. Public speaker presentations are limited to three minutes each for a total of 15 minutes.

7) **2025-2026 Budget – Possible Action**

The Board will consider, discuss and may vote to take action on the proposed Budget which action may include adopting, modifying and/or rejecting such Budget.

8) **Moxy Hotel – Possible Action**

The Board will discuss whether to make a financial commitment to this project at a future date. Any such commitment would be subject to an independent analysis of the project determining that the taxpayer benefit is greater than the benefit received by the developer. In any event, no funds will be available to the developer until it has successfully completed all the reviews required of a hotel project on that corner including zoning, historic and development services. Once such contingencies have been met by the developer, the project will then come back before the full board for a final determination that the contingencies have been met including that the project clearly demonstrates that the taxpayers are receiving more benefits than the developer. Based on the foregoing, 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) **Cal's Bake Shop – Possible Action**

The owners of the popular Bisbee Breakfast Club have acquired the former Rocco's on East Broadway and Treat after Rio Nuevo helped Rocco move to the new Sol Plaza, a few doors down the street. These developers are seeking the District's financial assistance to help activate the closed location between the Zemam's block and the renovation of the Solot Plaza, both also sponsored by the District as

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part of the revitalization of the Sunshine Mile. Based on the foregoing, 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) **El Presidio – Update and Discussion Only**

The Board will hear and discuss and update on this project.

11) **Obon Project – Possible Action**

The Board will discuss the status of this patio project and the possible need for an extension of time for the developer. Based on such 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.

12) **Friedman Block Project -- Possible Action**

The Board will discuss whether there is a need for an extension to allow for the development of the Friedman Block property. Based on such 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.

13) **Welcome Diner Project – Possible Action**

The Board will discuss this project and based on such 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.

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

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

15) **Adjourn**

## HOW YOU CAN BE HEARD

If you wish to address the Rio Nuevo Multipurpose Facilities District Board regarding its Budget, please complete the information and email to [BrandiHB@rionuevo-tucson.org](mailto:BrandiHB@rionuevo-tucson.org).

When recognized, state your name, address, and whom you represent before proceeding.

Any person who is representing a person other than themselves and is receiving compensation to influence an action by the Board shall before speaking, identify themselves as a “retained speaker”.

### **Calls to the Audience-speakers are allowed 3 minutes**

Persons attending the meeting shall observe rules of propriety, decorum, good conduct and refrain from impertinent or slanderous remarks. Violation of this rule shall result in such persons being barred from further audience before the Rio Nuevo Multipurpose Facilities District Board.

## REQUEST TO ADDRESS THE RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT BOARD

Meeting Date \_\_\_\_\_

Members of the public may speak during the “Call to the Audience”. Pursuant to the Arizona Open Meeting Law, only items listed on the agenda may be discussed by the Rio Nuevo Multipurpose Facilities District Board.

*NOTE: YOU ARE LIMITED TO 3 MINUTES AND DUE TO CONSTRAINTS YOU MAY NOT BE CALLED UPON TO SPEAK*

NAME: \_\_\_\_\_  
*(You must use the same name when logging into Zoom to attend the meeting)*

REPRESENTING: \_\_\_\_\_

SUBJECT \_\_\_\_\_

Are you a retained speaker?

Yes / No

You may wish to provide the following information for staff follow –up

\*Address (optional) \_\_\_\_\_

\*Phone Number (optional) \_\_\_\_\_

*This information is a public record and may be subject to release upon request*

**COMPLETE REQUEST AND EMAIL TO BRANDIHB@RIONUEVO-TUCSON.ORG**