

*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: July 22, 2025 02:00 PM Arizona

Topic: Rio Nuevo July Board of Directors Meeting Public Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81582755685>

Phone one-tap:

+16694449171,,81582755685# US

+16699006833,,81582755685# US (San Jose)

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**AGENDA**

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** – Discussion and potential approval of various transcript minutes including those for the June 10, 2025, and June 24, 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 Gibson’s Market 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 Batch Whiskey and Donuts 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 Tucson Trolley Tour.

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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 Elliott's on Congress 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 Country Home Sunshine Mile Development project.

f) 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 Borderlands 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) **Budget Amendment – Possible Action**

The Board will consider and discuss whether the A.R.S. 48-4232 "good cause" requirement for an amendment to the budget exists. The factors include the unexpected \$500,000 increase in the cost for the Sosa Carrillo House remodel, an unaccounted for \$50,000 Presidio maintenance charge, and the timing of June ADOR transfer payment. Based upon the relevant factors, 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) **Gibson's Market Project – Possible Action**

The Board will discuss their expansion projects, current status and cost overruns. 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.

9) **Batch Whiskey and Donuts Project – Possible Action**

Batch has a plan to activate their top floor and is seeking financial assistance. The Board will discuss the status of this project. 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.

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**10) Tucson Trolley Tour – Possible Action**

The operators of this tour would like to add a bus tour and are seeking financial assistance. The Board will discuss the status of this project. 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.

**11) Elliott's on Congress – Possible Action**

The developers are requesting a short extension on their patio expansion. The Board will discuss the status of this project. 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.

**12) Country Home Sunshine Mile Development Project – Possible Action**

The owners have an opportunity to acquire adjacent property and are seeking financial assistance. The Board will discuss the status of this project. 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.

**13) Borderlands Project – Possible Action**

Rio Nuevo paid for half of the food truck located at the Borderlands site, subject to the vehicle being permanently affixed and not relocated. Borderlands' financial problems have led to the loss of their lease and hundreds of thousands of dollars owed to creditors. The truck went missing overnight and a stolen vehicle report was filed with TPD. The truck was subsequently located at Voltron Brewing, an affiliate of Borderlands. The Board will discuss its alternatives and 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) Caliber Project – Possible Action**

The Board will discuss the possibility of engaging Caliber Group to provide it with public relations issues. 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.

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

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

**16) Adjourn**