

*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**

When: August 26, 2025 01:00 PM Arizona

Topic: Rio Nuevo August Board of Directors Meeting Public Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/86084976606>

Phone one-tap:

+12532050468,,86084976606# US

+12532158782,,86084976606# US (Tacoma)

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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 July 22, 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 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 Welcome Diner 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 parking issues along the Sunshine Mile.
  - 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 Stacks Bookstore project.

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**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) 2025 Annual Report – Possible Action**

On or before October 1<sup>st</sup> of each year, the District is required to present an annual report to the legislature. A draft of that Report will be discussed during this meeting. Highlights include the highest revenue year ever, reaching almost \$19,000,000. Eleven local projects, one national chain project. The District invested \$2.1 million dollars and our private sector partners invested \$7.5 million dollars. 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) Batch Whiskey and Donuts Project – Possible Action**

Batch has introduced a plan to activate their top floor and has requested financial assistance at the Board's last meeting. The Board will discuss the status of this project following the two-week waiting period. 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) Welcome Diner Project – Possible Action**

The Board has approved and published an economic benefit package for the diner and the adjacent residential development. No issues arose during the required waiting period so the Board could move forward with the government lease and financial assistance plan. Nevertheless, the owners and developers now intend to split the property into two parcels: one residential and the other containing the diner and commercial interests. The apartment development has been presented as the most time sensitive so the Board will be asked to consider moving ahead with the GPLET as posted but only for the residential development. This is provided for in the GPLET statutes. A second GPLET for the Welcome Diner parcel will require additional publication(s), waiting period and economic study. The Board will hear an update and 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.

**10) Stacks Book Club on Broadway – Discussion Only**

The owners of the very popular Stacks Book Club in Oro Valley are developing a similar concept in the heart of the Sunshine Mile near the Bisbee Breakfast Club. The plan is for a cafe, coffee shop and

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wine bar in addition to offering an all-genre book buying experience and hosting weekly events to bring together greater Tucson's book community. The owners hope to partner with locally owned and operated food, beverage and artisan vendors. The owners will make a presentation to the Board and make a request for financial assistance. The Board may choose to advance the project into the two-week review period recently established for new projects.

**11) Skate Park- Possible Action**

The Board has previously committed to help build a skatepark under the Cushing Street overpass. Although progressing, the project has been delayed, and the city has asked for an extension of the funding agreement. 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) Future Agenda Items – Possible Action**

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

**13) Adjourn**