

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: September 23, 2025 01:00 PM Arizona
Topic: Rio Nuevo September Board of Directors Meeting Public Session

Join from PC, Mac, iPad, or Android:
<https://us02web.zoom.us/j/85731589908>

Phone one-tap:
+12532050468,,85731589908# US
+12532158782,,85731589908# US (Tacoma)

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 and August 26, 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 Obie 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 Country Home 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 an expansion of the BATA project.
 - 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 Cornish Pasty project.

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.

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) Country Home Project – Discussion Only

Nate Ares has secured the necessary permits for this project on the south side of Broadway just east of Tucson Boulevard. All the projects in the Sunshine Mile have parking issues due to the Broadway widening. The Board assisted Larsen Baker with increased parking for the Solot Block, and the result was spectacular. Nate has a proposed parking solution for his side of Broadway. The Board will discuss this request and its options.

8) Cornish Pasty – Discussion Only

This British style pub with 8 locations in Phoenix, two in Las Vegas and one in Flagstaff has signed a long-term lease with Zach Fenton to occupy the space known as The Indian Trading Post. But for its historical component, this building probably should have been demolished. It was built in 1897 and the remodeling challenges would have stopped anyone without Zach's determination: rotting wood, a compromised roof, asbestos, two steel and railroad track reinforced vaults removed and no salvageable flooring. The first contractor quit in despair and has been replaced with Caldwell Watza and the building has been gutted, stabilized and will house three levels of the Cornish Pasty, similar to the location in downtown Phoenix. The project, including a new kitchen and elevator, is well over budget and taking significantly longer but the principals remain committed as ever and are asking for a modest increase in Rio Nuevo funding: a little over \$300,000 to complete and occupy the legacy building. The Board will discuss this request and its options.

9) Future Agenda Items – Possible Action

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

10) Adjourn