

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: October 14, 2025 01:00 PM Arizona

Topic: Rio Nuevo October Board of Directors Meeting Study Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84057425637>

Phone one-tap:

+16694449171,,84057425637# US

+16699006833,,84057425637# US (San Jose)

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 75 East Broadway 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 HiFi Redevelopment 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 Country Home 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.

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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 activation of El Presidio.

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 replacement of the Rio Nuevo Administration Director.

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) Gadsden/Bautista Project – Possible Action

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.

7) HiFi Project – Discussion Only

Grant Krueger has finalized a lease for this vacant space and has presented renovation plans to the District to open a sports bar and restaurant. Mr. Krueger is seeking an incentive package from the Board. The Board will discuss this project.

8) Country Home Project – Possible Action

Nate Ares presented his plan to lease adjacent parking spaces at the last meeting. 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.

9) Cornish Pasty Project – Possible Action

The ownership presented their supplemental request at the last meeting for an additional \$300,000 of tenant improvement support. 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

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10) Activation of El Presidio – Possible Action

The Board will discuss a public solicitation for the sale or lease of its real property in the El Presidio district. 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) Personnel Matters - Possible Action

Brandi Haga-Blackman has submitted her resignation effective the end of October. The Board will discuss options for replacing her, current staffing and budgetary constraints. 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