

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 28, 2025 01:00 PM Arizona

Topic: Rio Nuevo October Board of Directors Meeting Public Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/82964252577>

Phone one-tap:

+16694449171,,82964252577# US

+16699006833,,82964252577# 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 staffing consultation with HRS Executive Search.

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 Bautista 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 HiFi 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 Gibson Food Hall 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 Cal's Bake Shop 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 Oddfellows Hall project.

g) 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.

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) Annual Audit – Discussion Only

The District auditors have completed the annual audit for the fiscal year ended June 30, 2025 and will present to the Board.

7) Auditor General Audit – Discussion Only

The state is required by law to do a performance audit of The District every three years. That report is due and if released on time will be reviewed.

8) Staffing Consultation – Possible Action

HRS Executive Search has presented Rio Nuevo with a two-phase agreement to consider how to replace Brandi. First phase would be to evaluate the job requirements, the current workload and the staffing requirements including a possible new position of Executive Director. Once there is an agreement with The District on roles and responsibilities HRS could and would launch a national search. The Board will discuss this matter. 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) Bautista Project – Possible Action

The District and the developer are finalizing the agreements regarding the sales tax rebate associated with this project. 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

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10) HiFi Project – Possible Action

The Board hopes to finalize the discussion regarding financial support for the renovation and reactivation of the former HiFi Restaurant. 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) Gibson Food Hall Project – Possible Action

The Board will discuss the status of this project and possibly grant the developer an extension of time for completion. 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) Cal's Bake Shop Project -- Possible Action

The Board will discuss the status of this project and possibly grant the developer an extension of time for completion. 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) Oddfellows Hall Project – Discussion Only

Ross Rulney has assembled the entire block around what was formerly known as Janos Kitchen and Cocktails and, most recently, The Delta, at 135 South Sixth Avenue. He is looking for financial assistance to renovate the buildings at this site. The Board will hear his presentation and discuss this project.

14) Elliott's On Congress – Possible Action

The Board will discuss the status of this project and possibly grant the developer an extension of time for completion. 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 consider and perhaps vote to hold the November meeting in person with Call to the Audience.

16) Adjourn