

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: November 18, 2025 01:00 PM Arizona

Topic: Rio Nuevo November Board of Directors Meeting Public Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/83526074437>

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AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** – Discussion and potential approval of the transcript minutes of the September 23, 2025 and October 28, 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 Oddfellows Hall 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 Benjamin Supply Renovation and Expansion 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 75 E. Broadway 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) Oddfellows Hall Project – Possible Action

Developer Ross Rulney presented his vision of the entire block, but without a known tenant. The Board was uneasy about the precedent and voted to table the item until the next meeting. Mr. Rulney will present the idea of a contingent incentive, where Rio Nuevo would commit to financial support subject to signing a lease or leases for the property. The Board will discuss the status of this project and 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) Benjamin Supply Project -- Possible Action

The owners presented a spectacular plan to remodel and upgrade the iconic warehouse to a high-end appliance retail store, with projected sales over \$10,000,000 a year, not including the available space for other tenants in adjacent retail space. The project would be the largest sales tax producer downtown. The owners have expressed a willingness to receive only a tax rebate and do not require any cash up front. The owners indicated they could not go as big without some support. The board saw this as a very diversifying project, creating a new source of tax revenue. The upside would be on revenue above \$10,000,000 and the adjacent retail, along with the value of attracting a new type of customer to downtown. Although Rio Nuevo could rebate back its portion of sales tax both the state and the city would see a significant boost in TPT tax from a project of this scale. The Board will discuss the status of this project and 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) 75 E. Broadway Project – Discussion Only

This parcel, directly across the street from TEP and owned by Pima County, has been offered for private sector development from a partnership of Pima County and Rio Nuevo. The original pre-covid process was designed to attract a primary employer and a Class A office development to that site and an awardee was selected. However, the pandemic wiped out the office market and the developer exited the Tucson market. Post-covid the county and Rio Nuevo elected to solicit proposals for the parcel from any willing developer, not suggesting a type of use. The award went to [Obie Properties of Eugene, Oregon](#), an owner/operated of several popular boutique hotels and retail markets in the Pacific Northwest.

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Now called The Tucson Inn and Marketplace, Brian Obie and his team will present their vision of an entire block of retail, a promenade and a small hotel. The RFP confirmed the availability of Rio Nuevo incentives for the ultimate project and the board will begin to discuss the ask associated with this \$50M plus project. Both Pima County and Rio Nuevo have to agree on the path forward. The Board will discuss the status of this project.

10) **Downtown Tucson Partnership- Discussion Only**

The Downtown Tucson Partnership will review their annual report of their activity downtown.

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

The Board will consider and perhaps vote to hold a future meeting in person with Call to the Audience.

12) **Adjourn**