

*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: December 9, 2025 01:00 PM Arizona

Topic: Rio Nuevo December Study Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81576122926>

Phone one-tap:

+13462487799,,81576122926# US (Houston)

+16694449171,,81576122926# US

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**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 Benjamin Supply 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 75 East Broadway 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 Hirsh's Shoes expansion 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 Lucky Penny opening in Tucson.

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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) **Arizona Auditor General Report – Discussion Only**

The Rio Nuevo District is audited every three years by the Arizona Auditor General. Members of the audit team will present their findings and answer questions related to the District's performance.

7) **Benjamin Supply Expansion Project -- Possible Action**

The owners of the building and property are hoping to launch a multilevel appliance and design center, first of its kind in the downtown core. The Board is considering financial support for the project. 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) **75 East Broadway Project – Possible Action**

Obie Properties of Oregon has proposed a mixed-use retail, food, beverage and hotel on the vacant lot across from TEP. A project of this scale needs financial support and the recent Auditor General's report indicated that Tucson is last in its class in terms of convention center hotel beds. 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) **Hirsh's Shoes Expansion – Discussion Only**

The owners of this iconic store have some ideas about retail expansion that will require some financial support.

10) **Lucky Penny – Discussion Only**

A very experienced group of restaurateurs from Seattle have leased the former Miss Saigon space and are opening a BBQ restaurant, coffee shop and improvements to the historic hotel. This will be the first presentation to the District board.

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**11) Washington Street Purchase – Discussion Only**

The city of Tucson and Rio Nuevo are in discussion about the District acquiring the closed street in The Presidio District to make activation of the street easier to manage.

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

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

**13) Adjourn**