

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: January 27, 2026, 01:00 PM Arizona
Topic: Rio Nuevo January Board of Directors Meeting Public Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84877082957>

Webinar ID: 848 7708 2957

International numbers available: <https://us02web.zoom.us/u/kdjvIC4SwO>

AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** – Discussion and potential approval of all unapproved minutes of prior 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 personnel matters.
 - 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 El Ritual 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 East Broadway/Obie Properties Hotel 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 Welcome Diner 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 ADOR IGA Amendment.

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 extension request from the Roadrunners.

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 & Possible Action**

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. District revenue is down compared to last year and compared to the budget. The Board will consider adjustments for the remaining fiscal year ending June 30, 2026.

7) **Executive Director Position – Discussion Only**

The District Master Plan called for a review for a C level executive. Consultants to the District have recommended such a position and provided a salary range and draft job description. The Board will discuss the position and the value of a search firm. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the agreements and otherwise implement the Board's desires including, but not limited to, authorizing the executive officers to execute the final agreements.

8) **El Ritual Project – Possible Action**

The Board will hear an update and discuss the request for financial assistance for a new spa and wellness center in the train depot vacant space. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the agreements and otherwise implement the Board's desires including, but not limited to, authorizing the executive officers to execute the final agreements.

9) **75 East Broadway/Obie Properties Hotel Project – Discussion Only**

The Pima County Board of Supervisors has approved the project and the proposed tenant. Obie will require financial assistance in order to complete the mixed-use retail and hotel project. The Board will hear an update and discuss the status of the project. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the agreements and otherwise implement the Board's desires including, but not limited to, authorizing the executive officers to execute the final agreements.

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10) **Welcome Diner – Possible Action**

The apartment project agreement has been terminated. There are new owners and no existing path forward. The Board will hear an update and discuss the status of this project in light of the Auditor General Report. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the agreements and otherwise implement the Board’s desires including, but not limited to, authorizing the executive officers to execute the final agreements.

11) **Roadrunners Extension Request – Possible Action**

The hockey team has asked to extend their \$240,000 annual lease and related subsidy through the 2027-2028 season. The board is considering and will discuss this request. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and/or modify the agreements and otherwise implement the Board’s desires including, but not limited to, authorizing the executive officers to execute the final agreements.

12) **Bubbe's Fine Bagels - Discussion Only**

Bubbe's is a very popular oven baked bagel provider with a lease to open a larger store in the Sunshine Mile complex with Bisbee Breakfast Club and the new Stack's Book Club. The board will consider financial assistance to help bring them to Broadway.

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

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

14) **Adjourn**