

*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: February 10, 2026, 01:00 PM Arizona  
Topic: Rio Nuevo February Study Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87484529662>

Webinar ID: 874 8452 9662

International numbers available: <https://us02web.zoom.us/u/kBBa1U2rF>

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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 Lucky Penny Restaurant 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 Bungalow Block 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 Stacks Book Club 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 Cushing Street Skate Park project.

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 Friedman Block project.

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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 Bubbe's Fine Bagels 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 personnel matters.

h) 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 Desert Drifters project.

i) 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 Fairway Cigars 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) **Executive Director Position – Possible Action**

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.

#### 7) **Roadrunners Extension Request – Possible Action**

As presented in the last meeting, the hockey team has asked to extend their \$240,000 annual lease and related subsidy through the 2027-2028 season. The board 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.

#### 8) **Lucky Penny – Discussion Only**

A group of Seattle based restaurateurs have moved to Tucson and taken over the original Miss Saigon Space and are planning a new food concept with an outdoor patio. The Board will discuss possible financial assistance to fill the vacant space.

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9) **Bungalow Block – Discussion Only**

The current developers are bumping up against a milestone date. The Board will discuss an extension for the current project.

10) **Stacks Book Club – Possible Action**

The current developers are bumping up against a milestone date. The Board will discuss an extension for the current 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.

11) **Cushing Street Skate Park – Possible Action**

The city of Tucson has yet to receive approval from ADOT. The Board will discuss an extension for the current 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.

12) **Friedman Block – Possible Action**

The current developers are bumping up against a milestone date. The Board will discuss an extension for the current 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.

13) **Bubbe's Fine Bagels – Possible Action**

Following the original presentation the Board will consider financial assistance to help bring them to the Sunshine Mile. 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.

14) **Desert Drifters – Possible Action**

The popular coffee enterprise is opening a store at Broadway and Alvernon and has several challenges with the parcel. The Board will discuss financial incentives to enable retail on this vacant parcel. 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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15) **Fairway Cigars Project – Discussion Only**

Fairway Cigars is an innovative retail and leisure establishment combining premium cigar shop and premium spirits with state-of-the-art golf simulators in an upscale environment. The developers will present the Board with their plan and a request for assistance.

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

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

17) **Adjourn**