

*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 24, 2026, 01:00 PM Arizona  
Topic: Rio Nuevo February Board of Directors Meeting Public Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/85210972777>

Webinar ID: 852 1097 2777

International numbers available: <https://us02web.zoom.us/u/keeMG253lx>

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**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 the Roadrunners subsidy.
  - 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 Lucky Penny Restaurant 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 Desert Drifters 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 Fairway Cigars 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 personnel matters.

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 an amended response to the Auditor General's report.

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 acquisition of additional remnant parcels from the City of Tucson ("City").

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 potential expansion of the Presidio project.

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) **Housing Opportunities and Challenges – Discussion Only**

Experts in the field of affordable housing, low-income housing tax credits and related programs will join the board in a discussion of how the District might impact Tucson's housing shortage given that the District is a sales tax driven revitalization entity responsible to the State.

8) **Lucky Penny project – Possible Action**

The Board will discuss the status of this 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.

9) **Desert Drifters project – Possible Action**

The Board will discuss the status of this 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) Fairway Cigars project – Possible Action**

The Board will discuss the status of this 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) Acquisition of additional parcels from the City – Possible Action**

The City owns a number of vacant parcels in The Sunshine Mile and has offered them to the District in order to activate them. The Board will discuss this and 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) Presidio Expansion – Discussion Only**

The District owns the Presidio duplex, has renovated it and leased it to the museum. Recently it has been utilized as a small limited-hours coffee shop. There is an opportunity to convert the space into a full-service bar and restaurant with some additional improvements. The Board will discuss this opportunity.

**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**