

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

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/88244680582>

Webinar ID: 882 4468 0582

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

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 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 El Presidio 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 Sunshine Mile Surplus Parcels.
 - 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 Arizona Hotel 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 Obie Properties - Tucson Inn and Marketplace project.

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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) **Lucky Penny – Possible Action**

The Board hopes to finalize the incentive package to activate the entire block across from the bus terminal, including the alleyway and an outdoor patio. 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.

7) **Sunshine Mile Surplus Parcels – Possible Action**

The COT has offered a number of vacant parcels along Broadway to the District in order to activate several blocks. 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.

8) **Arizona Hotel – Discussion Only**

This project is located across the street from the Ronstadt Center. The developer is seeking assistance from the Board. The Board will consider its options in light project’s history and its potential in light of the developer’s intent to activate the upper floors by transitioning from rentals to a proper hotel.

9) **Obie Properties / the Tucson Inn and Marketplace Project – Discussion Only**

Obie Properties of Eugene, Oregon was selected by a joint committee made up of Board members of the District, Pima County staff and independent evaluators. The Pima County Board of supervisors approved this project on January 20, 2026, and is drafting the lease/purchase agreement that will transfer the property to the District with the intent that it, in turn, sublease the parcel with an option to purchase to Obie in conjunction with a GPLET and financial incentives to assure this project is successful.

10) **El Presidio – 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

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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**