

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

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/81259624123>

Webinar ID: 812 5962 4123

International numbers available: <https://us02web.zoom.us/u/kbl1YR3zY>

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 Rio Nuevo’s current debt and capacity.
 - 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 personnel matters and the next steps regarding the Executive Director search.
 - 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 Obie Properties, Inc.’s incentive package and GPLET for The Tucson Inn and Market 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 Hotel Arizona GPLET request and incentive package.

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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 Tucson Convention Center's and the change in General Manager and status of TCC projects.

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 Empire Pizza and a potential third extension.

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 lease between Rio Nuevo and Tucson Presidio Trust dba Presidio San Augustin del Tucson Museum ("the Museum") and a possible lease extension.

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 Friedman Block project and a possible extension.

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 Trader Joe's ("TJ") project and a possible extension for TJ's to obtain their Certificate of Occupancy.

5) **Chairman's Remarks**

The Chairman will provide a brief update on relevant current events, which update may include the status of the Executive Director Search, budget deadlines and process, project updates, the new parcels along the Sunshine Mile and Mark Collins retirement, and 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) **Obie Properties, Inc.'s The Tucson Inn and Market project – Possible Action**

The Board has discussed and the County has approved Obie Properties of Eugene, Oregon as the developer and owner of a hotel and retail complex at 75 East Broadway, across from TEP. Rio Nuevo is in the process of acquiring the parcel. The Board will discuss a GPLET and other incentives to help assure this project can move forward. 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) **Hotel Arizona project – Possible Action**

The owners of the hotel and retail establishments across the street from the Ronstadt Terminal

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have requested a GPLET and other incentives to convert the short-term rental to hotel beds and activate the ground floor spaces with new food and beverage establishments. 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) **Empire Pizza project – Possible Action**

The Board will discuss the status of this project and the need for a third extension. 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.

10) **Tucson Presidio Trust dba Presidio San Augustin del Tucson Museum– Possible Action**

The Board will discuss the lease between Rio Nuevo and Tucson Presidio Trust dba Presidio San Augustin del Tucson Museum ("the Museum") and a possible lease extension. 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) **Friedman Block project – Possible Action**

The Board will discuss the status of this project and the need for an extension. 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) **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**