

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: September 22, 2026, 01:00 PM Arizona

Topic: Rio Nuevo September Board of Directors Meeting Public Session

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/84811578047>

Webinar ID: 848 1157 8047

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AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** – Discussion and approval of May 26, and June 23, 2026 minutes.
- 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 Tucson Inn and Marketplace/Obie Companies draft lease/option to purchase agreement with Pima County.
 - 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, Legends Naming Rights Agreement and their proposed new sponsorship recruitment agreement for the Tucson Convention Center (TCC).
 - 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, 121 East Congress (Eleven, Eleven, LLC) and their request for assistance for a new club and restaurant in the former Zen Rock space.
 - 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 A Mountain Landfill Environmental Survey Phase I. The Friends of Tucson's Birthplace

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Organization is pursuing an acquisition of the Rio Nuevo owned property at the base of A Mountain that is the former city landfill. The toxicity of the land has always been an issue and will require an updated review.

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, Sunshine Mile Status – namely Freidman, Bungalows, and Broadmoor Sporting Club.

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 CEO Search Survey Results. Rio Nuevo's public relations firm conducted a survey of the traits and skills most desirable in the search for the District's first Executive Director and received nearly 100 comprehensive responses.

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, 141 South Stone, Suite 200 (Fayth Hospitality Group) project and their request for assistance.

5) Chairman's Remarks

The Chairman will provide a brief update on relevant current events 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) El Ritual – Possible Action

At the August 25, 2026 meeting, the Board heard from the owner regarding the status of the project and the need for an extension due to unexpected delays related to the sauna. 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) Empire Pizza – Possible Action

At the August 25, 2026 meeting, the Board heard from the owners regarding the status of the project and the need for an additional extension due to unexpected delays related to historic preservation requirements. Since the meeting, the City of Tucson has confirmed permits are being processed. 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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9) 121 East Congress (Eleven Eleven Tucson LLC) – Possible Action

At the August 25, 2026 meeting, the Board heard from the owners, Fernando Minjarez, Rafael Minjarez, and Hector Marin, regarding their plan to remodel the former Zen Rock nightclub and add a restaurant and speakeasy. 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) Bungalow Block – Possible Action

The developer appears to have complied with all the milestones established when this project timeline was extended. If that is the case, Rio Nuevo will consider transferring the deeds. 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) Legends Global Naming Rights Agreement – Discussion Only

Legends, the new management company for the Tucson Convention Center, has presented a proposal to Rio Nuevo and the City to take over the solicitation of a naming rights sponsor for the convention center. The proposal is commission based with a small monthly retainer.

12) 141 South Stone, Suite 200 (Fayth Hospitality Group) – Discussion Only

The Texas based owner and developer of the hotel and retail space has a plan to activate the vacant retail on the ground floor and is requesting Rio Nuevo assistance.

13) Executive Director Recruitment Survey Results – Discussion Only

Approximately 100 survey results from stakeholders have been returned and suggest a number of meaningful items to be considered as Rio Nuevo continues its search for a full-time director.

14) A Mountain Landfill – Discussion Only

Rio Nuevo will consider ordering a Phase I environmental survey at a cost of about \$10,000 in order to update the environmental issues and findings from previous reports. Nearly all the interested parties with opinions about this land suggest it not be developed and remain open space. However, previous environmental experts have suggested that the 27-acre parcel requires remediation, even if it is developed as trailways, a park, or remains an untouched landfill cap. Rio Nuevo has, from time to time, suggested development and rezoning of this westside parcel as a means to pass on the nearly \$50,000,000 price to dredge the entire acreage, which is the only real way to eliminate any toxic threats. Historians have confirmed this area is pre-Hohokam, later settled by the Spanish, and should be cherished as part of Tucson's birthplace celebration. Unfortunately, the City used the entire base of A Mountain as the primary dump site for the region and chose to cap it with loose fill dirt. The original version of Rio Nuevo promoted a number of entertainment and tourist attractions to be constructed on this and surrounding parcels, but never addressed the toxicity levels of the abandoned landfill. A science center, Imax Theatre, Native American tourist village, an aquarium, and a mockup of Lake Powell's Rainbow Bridge were actually approved by voters when authorizing state funds for the tax incentive district. The

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city of Tucson deeded the property to Rio Nuevo as part of a global settlement after a lawsuit was filed by the State v. the City of Tucson, alleging that hundreds of millions of state tax dollars were wasted or could not be properly accounted for.

15) Future Agenda Items – Possible Action

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

16) Adjourn