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: October 27, 2026, 01:00 PM Arizona
Topic: Rio Nuevo October Board of Directors Meeting

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/81691671331
Webinar ID: 816 9167 1331
International numbers available: https://us02web.zoom.us/u/kdmumx3HQM

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, and obtain legal advice from its attorneys regarding the Joint Legislative Committee on Capital Review (JCCR) annual report.

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 AC Marriott (Tucson 5C Hotel, LLC) amendment to the Triple Net Government Property Lease Excise Tax (GPLET) Agreement.

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 Tucson Inn and Marketplace/Obie Companies draft lease/option to purchase agreement with Pima County.

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

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, Lucky Penny and a potential extension.

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, 125 East Congress – i.e., the Betty Gay Building (RealGood Concepts) – renovation and activation and their request for assistance.

4) **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.

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) **FY 2026 Annual Audit Presentation – Possible Action**

The Board will consider and may vote to approval the independent audit or otherwise deal with the results of the recent financial audit.

7) **AC Marriott Hotel (Tucson 5C Hotel, LLC) – Possible Action**

The Board entered into a Triple Net Government Property Lease Excise Tax (GPLET) Agreement dated October 20, 2017. The parties with to amend the existing GPLET to incorporate the remaining property. 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) **141 South Stone, Suite 200 (Fayth Hospitality Group) – Possible Action**

At the September 22, 2026 meeting, the board heard from 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. 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) **Lucky Penny (Open Container Hospitality) – Possible Action**

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 plumbing. 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) **125 East Congress – the Betty Gay Building (RealGood Concepts) – Possible Action**

The Board heard from Danny Cordova with RealGood Concepts about their desire to renovate and activate six (6) small retail spaces on the ground floor of the Betty Gay Building at 125 E. Congress and the developer's request for Rio Nuevo assistance. 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) **Upcoming Board Meetings – Possible Action**

The Board will discuss future 2026 board meetings / schedule in light of the upcoming holidays.

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**