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 13, 2026, 01:00 PM Arizona
Topic: Rio Nuevo October Study Session

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/85290006225
Webinar ID: 852 9000 6225
International numbers available: https://us02web.zoom.us/u/keI8l27ryE

AGENDA

1) **Pledge of Allegiance**

2) **Roll Call**

3) **Board Meeting Minutes** – Discussion and approval of August 11, 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, the A Mountain Landfill Environmental Survey Phase I. The Friends of Tucson's Birthplace 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.

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

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

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, Lucky Penny and a potential 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, 125 East Congress – i.e., the Betty Gay Building (RealGood Concepts) – renovation and activation 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) **Legends Global Naming Rights Agreement – Possible Action**

At the September 22, 2026 meeting, the board heard from Legends regarding their proposal to Rio Nuevo and the City to take over the solicitation of a naming rights sponsor for the Tucson Convention Center. The proposal is commission based with a small monthly retainer. 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) **A Mountain Landfill – Possible Action**

At the September 22, 2026 meeting, the board discussed that Rio Nuevo is considering 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 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. 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) **Lucky Penny (Open Container Hospitality) – Discussion Only**

The Board will hear from the owner regarding the status of the project and the need for an extension due to unexpected delays related

11) **125 East Congress – the Betty Gay Building (RealGood Concepts) – Discussion Only**

The Board will hear from RealGood Concepts about its 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.

12) **Upcoming Board Meetings – Discussion Only / Possible Action**

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

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**