

*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. One or more Board Members may participate in the public session by telephone.*

**NOTICE AND AGENDA  
FOR MEETING OF THE BOARD OF DIRECTORS OF THE  
RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT**

**Tuesday, April 24, 2018**  
1:00 p.m. Tucson Time Regular Meeting  
Arizona State Building, Room 222  
Tucson, Arizona 85701

---

**AGENDA**

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** – Discussion and potential approval of the transcript minutes of the March 20, 2018 meeting.
- 4) **Executive Session (Room 158)** – 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 electronic devices, including cell and smart phones, iPads, notebooks, tablets and laptops shall be turned off and stored 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 and representatives regarding the potential development of the District’s parking lot situated at the corner of Church and Council.
  - 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 and representatives regarding the status of the Development Agreement with Caliber Hospitality, LLC (“Caliber”) to build an hotel at the District’s primary component, 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 and representatives regarding the status of the project at 44 E. Broadway.
  - d) Pursuant to A.R.S. §38-431.03(A)(1) the Board will discuss with and consider the employment of and assignments for its legislative liaison.
  - e) Pursuant to A.R.S. §38-431.03(A)(3) the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys and representatives regarding the impact of HB 2456.
  - 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 and representatives regarding all aspects of Caterpillar and formal approval of lease post abatement by the City.

*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. One or more Board Members may participate in the public session by telephone.*

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 and representatives regarding the potential acquisitions of property in the Sunshine Mile portion of the Broadway corridor.

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 and representatives regarding issues related to the development of 75 E. Broadway.

5) **Chairman's Remarks**

The Chairman will provide a brief update on relevant current events, which update may include information related to any and all District projects as well as HB 2456.

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) **Gadsden- Mercado Annex – Update & Discussion Only**

The developer will provide an update on and discuss with the Board the status of the MSA retail preview on April 26<sup>th</sup> and the Grand Opening which is currently scheduled for May 4, 5 and 6, 2018 at their Spring Event but will have retail preview on April 26, 2018.

8) **TCC Sales Tax Incentive Rebates – Possible Action**

The Board has previously entered into annual agreements with SMG, the Pennsylvania general partnership ("SMG") that manages the TCC to rebate a portion of the incremental sales taxes generated TCC customers that satisfy certain gross the gross taxable sales revenue thresholds for a single event. The Board will consider and discuss whether to renew such an agreement. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

9) **Caliber Hotel at the TCC – Possible Action**

The Board will discuss the status of the Development Agreement and consider amending the Development Agreement in light of recent developments. Based upon such discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

10) **44 E. Broadway – Possible Action**

Last year the Board granted the request by the developers of this property to provide incremental sales tax incentives to the developers and authorized and directed the preparation of the necessary agreements. The Board will hear an update on the status of this project. Based upon such

*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. One or more Board Members may participate in the public session by telephone.*

update and discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

11) **Caterpillar – Possible Action**

The Board will hear an update on the status of this project and, since the statutory period for providing notice to the taxing authorities has elapsed the Board will consider formally approving the agreement with Caterpillar. Based upon such update and discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

12) **Call to the Audience**

Presentations are limited to three (3) minutes per speaker for a total of fifteen (15) minutes. All individuals interested in speaking must submit a Speaker's Card that will be made available at the meeting.

13) **Adjourn**