

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.

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

**Wednesday, September 26, 2012
2:00 p.m. MST Regular Meeting At
TCC, 260 S. Church Avenue
Greenlee/Graham Room
Tucson, Arizona 85701**

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call.** (2 min)
3. **Board Meeting Minutes/Transcripts** - Discussion and possible approval of August 27, 2012 meeting transcripts. (3 minutes)
4. **Executive Session-** (1 hour) Upon a public majority vote of members constituting a quorum, the Board of Directors may hold an executive session in accordance with A.R.S. §38-431.03 (A), (3) and (7) for legal advice concerning the following matters. To comply with §38-431.03(B), all electronic devices, including cell and smart phones, I pads, notebooks, tablets and laptops should be turned off and stored during Executive Session.
 - i. Litigation Claims and Mediation
 1. Kromko Matters
 2. Garfield Turner/Sundt Matters
 3. City and Related Matters
 - ii. Contracts

Reconvene board meeting at 3:00pm

5. **Chairman's Update** (10 minutes)

A number of things are developing rapidly and will be touched on briefly: The board will review the Chairman's proposal to settle the litigation with the city of Tucson and action could be taken to present an offer to the Mayor and Council. The Chair has previously

announced the district's goals with such conversations including holding the COT accountable for prior expenditures, resolving the use and title of disputed property, reaching an agreement on how to meet the legislative mandates regarding the Notice to Proceed, reaching agreement of the development of the Westside and the arena lot and reaching an agreement on the repairs to the TCC now and in the future.

We continue to focus on completing the annual audit and forensic audits and will have our first report from the new CFO. We have some news from ADOR regarding merchant compliance and we will see the presentation for the development and use of the Westside lot called Rancho Chuk Shon.

If we can settle on acceptable terms with the COT we could almost immediately issue a new Notice to Proceed and partner, rather than build one or more hotel projects, repair and upgrade the TCC and fund the Mission Garden's and Rancho Chuk Shon projects.

6. **Presentation by Rancho Chuk Shon** (20 minutes)

Rancho Chuk Shon of Arizona Briefly introduced at the last meeting proponents of this project will provide a site plan, video and budget for the proposed development south of Mission Gardens which includes an outdoor arena designed for traditional western, Native American and Charreada equestrian activities.

7. **CFO Report** (10 minutes)

Bill Allen, the District's new CFO will make his first report to the board, updating the district and public on the annual audit status and other priorities

8. **Merchant Education Program** (5 minutes)

Michele Bettini has been working extensively on identifying merchants within the TIF that have not provided the Rio Nuevo code in the sales tax return. She will update the Board

9. **Forensic Audits** (10 minutes)

- i. Depot Plaza Update
- ii. Westside Update

Susan Vos will update the board and public on the status of the Westside and Depot Plaza audits

10. **COT Settlement**

The board will review and discuss possible settlement terms with the COT, action may be taken

11. **Call to the Audience** – Presentations are limited to 3 minutes per speaker, for 15 minutes in sum. All those interested in speaking should submit a Speaker's Card that will be made available at the meeting.

12. **Adjournment**