

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 BOARD MEETING OF THE BOARD OF DIRECTORS OF THE
RIO NUEVO MULTIPURPOSE FACILITIES DISTRICT**

**Monday, May 19, 2014
1:30 p.m. MST Regular Meeting
Arizona State Building Room 222
400 W Congress
Tucson, AZ 85701**

AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call**
- 3) **Board Meeting Minutes** - Discussion and possible approval of the April 8, 2014 meeting minutes.
- 4) **Executive Session** – (Room 152 – Approximately 60 minutes) Upon a public majority vote of members constituting a quorum, the Board of Directors may hold an Executive Session. To comply with §38-431.03(B), all electronic devices, including cell and smart phones, iPads, notebooks, tablets and laptops should be turned off and stored during Executive Session. The following matters may be addressed during Executive Session:
 - a) Pursuant to A.R.S. §38-431.03 (A)(3), (4) & (7), the Board will discuss and obtain legal advice from its attorneys on the potential purchase of the parking garage component of the Marriot AC Hotel on 5th Avenue between Broadway and Congress in downtown Tucson.
 - b) Pursuant to A.R.S. §38-431.03 (A)(3), (4) & (7), the Board will discuss and obtain legal advice from its attorneys on the RFP that has been drafted for the sale/development of the “Arena Site” property.
 - c) Pursuant to A.R.S. §38-431.03 (A)(3), (4) & (7), the Board will discuss and obtain legal advice from its attorneys on the status of the negotiations to provide parking assistance to Nor-Generations, LLC in its efforts to develop its property adjacent to the Arena Site.
- 5) **Chairman’s Remarks**
- 6) **Chief Financial Officer’s Report – Update & Discussion Only**

The District’s Chief Financial Officer, Daniel J. Meyers, will update the Board on the District’s cash positions and answer any questions that the Board may have.

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.

7) AC Marriott Hotel – Possible Action

During its July, 2013 Board Meeting, the District Board voted to pursue the allocation of \$4.3 million to purchase the parking garage component of the AC Hotel (a Marriot brand) being developed by Scott Stiteler’s entity 5 North 5th LLC on 5th Avenue between Broadway and Congress in downtown Tucson. Pursuant to the Board’s direction, a Purchase Agreement and a Lease have been prepared for the Board’s consideration. The Board will consider, discuss and may vote to take action in connection with these agreements.

8) Arena Site – Possible Action

At its last meeting, the Board engaged counsel to work out the details on how the District could assist neighboring property owner Nor-Generations, LLC (“Nor-Gen”) in securing the short and long term parking necessary for Nor-Gen’s desired construction of a 120,000 square foot exhibition hall on its property. The Board will receive an update on these efforts and may vote to take action as a result of such report.

9) Arena Lot Sale – Possible Action

At its last meeting, the Board engaged counsel to draft an RFP for the potential sale of the Arena Site property. The Board will review and discuss the draft RFP. The Board may vote to take action in connection with the draft RFP.

10) Westside Parcel – Possible Action

Previously, the Board contracted with WLB Group, Inc. to provide certain services for the District. The Board will discuss, consider and may vote to amend this contract to expand the scope of work to be performed by WLB.

11) TCC Arena Renovation Project – Discussion Only

The Board’s project manager, Elaine Weaver, will update the Board on the progress of its \$7.8 million renovation of the TCC Arena (the “Renovation Project”).

12) TCC Arena Renovation Project – Possible Action

The Board will consider and discuss the first Renovation Project “Change Order” request. The Board may vote to take action in connection with such Change Order request.

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.

13) **TCC Arena Renovation Project – Possible Action**

The Board will consider and may vote to approve a revision to the TCC Arena Renovation Project Approval Process and Procedures Matrix as it relates to the approval of payment invoices and other minor updates.

14) **Capital Plan – Possible Action**

The Board will discuss the funds available to it in light of SB 1351 and may vote to prioritize the funding of its commitments, including the Mission Garden and Streetscape components of the Settlement Agreement with the City.

15) **La Placita – Discussion Only**

Representatives of the University of Arizona and Pima County will provide information and discuss the possibility of a partnership in connection with the La Placita complex in downtown Tucson.

16) **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.

17) **Adjournment**