

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**

**Wednesday, October 23, 2013
1:00 p.m. MST Regular Meeting At
400 W. Congress Street, Room 158
Tucson, Arizona 85701**

AGENDA

- 1) **Pledge of Allegiance**
- 2) **Roll Call.** (2 min)
- 3) **Board Meeting Minutes** - Discussion and approval of September 5, 2013.
- 4) **Executive Session** - (Approximately 60 Minutes) (Room 152). 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. During Executive Session the following matters will be addressed.
 - 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 issues related to the “Arena Site” property in the District’s Settlement Agreement with the City of Tucson.
 - b) Pursuant to A.R.S. §38-431.03(A)(3) the Board will discuss and obtain legal advice from its attorneys regarding the legal impact of and issues related to the Arizona Attorney General’s decision to decline to prosecute anyone as a result of the investigation of the District by the Attorney General and the Federal Bureau of Investigation.
- 5) **Chairman’s Remarks** (10 Minutes)
- 6) **2013 Audit Update – Possible Action** (15 Minutes)

The statutorily required annual audit of the District’s finances for the period ending June 30, 2013 is being performed by BeachFleischman, PC (“BF”). Representatives of BF will discuss the status of this audit with the Board. If the audit is complete by the time of the meeting, the Board may vote to approve the audit.

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) **TCC Remodel – Discussion and Update Only** - (20 Minutes)

The project manager for the District’s \$7.8 million renovation of the TCC Arena is Elaine Weaver. Ms. Weaver will update the Board on the relevant progress, status and impending actions.

8) **Development of the Thrifty Block – Discussion Only** - (30 Minutes)

The Amended and Restated Development Agreement for the Thrifty Block property (“Amended Agreement”) has now been fully executed and recorded in the Pima County Recorder’s Office. By the terms of the Amended Agreement, BP Post Developers, LLC is the “Developer” of the Thrifty Block. Don Bourn will discuss the Developer’s current plan for development of the Thrifty Block and answer any questions that the Board may have.

9) **AC Hotel Update-Discussion and Update Only** - (10 Minutes)

At its July 15, 2013 meeting, the District Board voted to allocate \$4.3 million to the parking garage component of the AC Hotel project at 5th and Congress in downtown Tucson. Secretary Mark Irvin will update the Board and public on the status of this commitment and project.

10) **Westside Engineering Update – Discussion and Update Only** (30 minutes)

In the Settlement Agreement, the City agreed to convey the “Westside Parcel” to the District. The Board engaged The WLB Group, Inc. to perform various services in connection with this transfer. Representatives of WLB will update the Board on the status of these services and this project.

11) **Arena Site - Possible Action** (15 Minutes)

The District elected to take title to the real property described in the Settlement Agreement as “Arena Site.” In preparation for the transfer of title, the Arena Site has been surveyed and appraised and an escrow opened. Counsel will update and answer questions from the Board on these and related issues that remain to be addressed prior to the transfer of title. Based upon counsel’s update, the Board may elect to direct counsel and staff to take actions in connection with the Arena Site title transfer.

12) **NonProfit News Source, LLC Proposal - Possible Action** (15 Minutes)

There has been discussion of possibly changing the name of the District. NonProfit News Source, LLC (the “LLC”) has submitted a proposal for community involvement in this process. The LLC has also proposed producing a video magazine to advertise the merchants in the TIF district. Representatives of the LLC will be present its proposal to the Board and attempt to answer any questions that the Board may have. The Board may vote to direct its counsel and staff to prepare the appropriate agreements to engage the LLC for these purposes.

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) **Marketing of District Merchants – Possible Action** (10 minutes)

Michele Bettini will update the Board on the District's efforts to assist merchants in the TIF district through advertising efforts funded by the District. The Board may vote to alter or amend its marketing efforts.

14) **Chief Financial Officer's Report – Discussion & Update Only** - (15 Minutes)

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.

15) **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.

16) **Adjournment**