

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, July 25, 2017
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 June 12, 2017 and June 20, 2017 meetings.
- 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 regarding the status and timeline for the issuance of the lease revenue bonds to finance the Caterpillar SM&T headquarters building.
 - 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 landfill fees in connection with the construction of the Caterpillar SM&T headquarters building.
 - 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 potential renovations and/or improvements to Ochoa Street in connection with food and beverage development in Cathedral Square.
 - 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 a proposal by Ray Flores of Flores Concepts for the Board’s financial assistance to repurpose the properties at 61 and 121 E. Congress (“Congress Street Clubs”).
 - 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 development of Pima County’s parking lot located at 77 E. Broadway on the north side of Broadway between Scott Avenue and 6th Avenue, across from Tucson Electric Power (“Broadway Parking Lot”).

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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 potential improvements to the “Upper Plaza” of the District’s primary component – the Tucson Convention Center (“TCC”).

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 need for an amendment to the Planned Area Development (“PAD”) of TCC to accommodate the desired location for the new hotel proposed by Caliber Hospitality, LLC (“Caliber”).

h) Pursuant to A.R.S. §38-431.03(A)(3), (4) & (7), the Board will discuss with, consult with, obtain legal advice from and may instruct its attorneys regarding an opportunity to become involved in and support the renovation of the Hotel Arizona property.

5) **Chairman’s Remarks**

The Chairman will provide a brief update on relevant current events, which update may include information related to the Mercado Annex, Caterpillar Headquarters, Marist, AC Marriot, 200 Block of Congress, and Scott Avenue 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) **Caterpillar Financing/Bonds – Discussion Only**

The Board will hear an update on and discuss the progress of the financing of Caterpillar’s SM&T Headquarters facility.

8) **Congress Street Clubs – Possible Action**

Ray Flores of Flores Concepts is considering assuming the operation of two downtown nightclubs and one vacant building on Congress. Mr. Flores will make a presentation to the Board and is anticipated to ask the Board for a small amount of financial assistance to enhance the District’s food and beverage sales tax revenue along Congress Street. 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) **Hotel Arizona – Possible Action**

The Board will hear a presentation on and discuss the options available to help reopen the Hotel Arizona. 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.

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10) TCC Upper Plaza – Possible Action

SMG, the City of Tucson, and the District have been working on ideas to attract more users to the TCC complex and create new revenue and new sales tax programs. Toward that goal, the Board will review a plan to restore the original outdoor amphitheater, install outdoor food and beverage venues, and install a walkable large sculpture garden. All of the new venues will be revenue producing, including the sculpture feature which will offer world renowned artwork for sale to the public. 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.

11) Ochoa Street Renovation – Possible Action

The Board will hear an update on and discuss the possibility of providing the financial assistance necessary to improve Ochoa Street between Church Avenue and Stone Avenue in connection with the improvements being made to the south by FSL Padre Kino Village, LLC and the Tucson Diocese. 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.

12) Broadway Lot Request for Proposals – Possible Action

The District has an "Option" to enter into a "Ground Lease" with Pima County for the Broadway Parking Lot that lies on the north side of Broadway between Scott Avenue and 6th Avenue. The Board is contemplating exercising its Option to enter the Ground Lease and to solicit private developer proposals to build a high rise mixed-use complex on the entire parcel in partnership with the District. 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 procurement requests and/or agreements necessary to implement the Board's desires and authorizing the executive officers to execute such agreements.

13) TCC Planned Area Development Amendment – Possible Action

The Board will discuss how to advance the Caliber hotel project in light of the City's determination that the construction of the hotel at Caliber's preferred location, at the southern end of the TCC, will require an amendment of the applicable PAD approved by the Mayor and Council in 2009. 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 documents necessary to implement the Board's desires and authorizing the executive officers to execute such documents.

14) 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.

15) Adjourn