

## **SPECIAL MEETING**

### **Rio Nuevo Multipurpose Facilities District**

#### THE MANNING HOUSE

The Rio Nuevo District is calling a special meeting to consider and discuss the possibility of acquiring an option to purchase the historic Manning House, 450 West Paseo Redondo.

Built in 1907 as the personal residence of Levi Howell Manning, a Tucson pioneer and former mayor, the mansion and surrounding acreage, located within the Rio Nuevo District boundaries, ([www.manninghouse.com](http://www.manninghouse.com)) is facing foreclosure and a forced sale that could result in the destruction of the house or its permanent loss as a downtown historic asset available to the public.

Painstakingly restored by its current owners at a cost of over \$5,000,000 the mansion owners can no longer service the debt or tax liability of the treasured property.

The District has the opportunity to negotiate a 60 day option to purchase agreement that would prevent the foreclosure and sale and transfer the title to Rio Nuevo for about half the cost of the renovation, accompanied with seller financing.

During the 60 day option period the District board and attorneys can identify the legal issues associated with the completion of such a sale, complete due diligence on the property and its condition, solicit public input and discuss with potential partners a permanent solution that could preserve a Tucson treasure and increase sales tax revenue in the TIF.

The District would not be obligated under the option to complete the sale unless the District board was satisfied that the legal mandates for the District have been met, the property is sound and has the potential for commercial use and that there are willing partners interested in sharing the financial responsibility of owning an operating a viable commercial project. Furthermore the District must be assured that an opportunistic purchase will not deter the Board from its stated mission and responsibilities inherited under the original Proposition 400 and SB 1003 in 2009, namely the convention center, a headquarters hotel, development of the Westside, and a favorable settlement with the city.