

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, October 31, 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 September 26, 2017 meeting.
- 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 financing arrangement for funding the construction of the Caterpillar 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 agreements authorizing the already mobilized Sundt Construction, Inc. (“Sundt”), SmithGroupJJR, Inc. (“SmithGroup”) and others to effectuate the desire by the City of Tucson (“City”) to design the extension of Avenida del Convento and remediate landfill on City-owned parcels adjacent to or near the Caterpillar Headquarters site.
 - 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 a GMP proposal from Sundt for major components of the Caterpillar Headquarters building, including exterior skin, steel structure, mechanical, electrical, and plumbing components.
 - 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 the Ochoa Street project.

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.

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 a proposed IGA with the City of Tucson (“City”) and the Regional Transportation Authority (“RTA”) to deal with surplus property that may be acquired during the Broadway widening project.

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 progress on and remaining issues related to the proposed amendment to the Tucson Convention Center (“TCC”) Planned Area Development (“PAD”) to advance the District’s agreement with Caliber Hospitality, LLC (“Caliber”) to build a hotel at the 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 a proposal from developers of the property at 35 E. Toole.

5) Chairman’s Remarks

The Chairman will provide a brief update on relevant current events, which update may include information related to the development of the Broadway/6th Avenue Parcel, Sunshine Mile progress, and other pending or potential District 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) 35 E. Toole – Possible Action

The Board will hear a presentation and request from the developers of the property located at 35 E. Toole in downtown Tucson. Based upon such presentation, request and the ensuing 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.

8) Avenida del Convento Extension and City Landfill Remediation – Possible Action

The Board will hear an update on the City’s efforts to quantify expenditures necessary to remediate the landfill on City-owned property south and west of the Caterpillar Headquarters site and to design the extension of Avenida del Convento along the western boundary of that site. The Board will discuss and consider the significant financial benefits that could be realized by the public if the Board took the actions necessary to authorize the already mobilized Sundt, SmithGroup and others to complete such remediation and extension design. 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.

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.

9) Caterpillar’s SM&T Headquarters – Possible Action

The Board will hear an update on and discuss the progress that has been made in the construction and design of the Headquarters. It is anticipated that this discussion will include the consideration and potential approval of a GMP proposal from Sundt that will include the expenditures necessary to construct the exterior skin, steel structure, mechanical/electrical/plumbing portions, and related construction activities. Based upon such update and discussion, the Board may vote to take action, which action could include directing staff and/or counsel to draft and finalize any and all instructions or agreements necessary to implement the Board’s desires and authorizing the executive officers to execute such instructions and/or agreements.

10) Ochoa Street Improvements – Possible Action

The Board will hear an update on and discuss the status of this project. Based upon such update and 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) Sunshine Mile / IGA with RTA and City – Possible Action

The Board will discuss a proposed IGA among the District, the RTA and the City for the acquisition and renovation of Sunshine Mile remnant or surplus properties created as a result of the Broadway widening. 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) Amendment of TCC PAD – Possible Action

The Board will hear and discuss an update on the status of the District’s efforts to amend the TCC PAD in an effort to advance the development of a hotel at the TCC by Caliber. Based upon such update and discussion, the Board may vote to take action, which action could include directing staff and/or counsel and the executive officers to implement the Board’s desires.

13) Annual Audit – Possible Action

The Board’s auditors, Beach, Fleischman & Co., P.C., have completed the District’s annual audit and will present their findings to the Board. Based upon such presentation and any ensuing discussion, the Board may vote to take action in response to such audit findings.

14) Election of Executive Officers – Possible Action

The Board will discuss and may vote to elect one or more of its officers to a new 2-year term.

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.

15) 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.

16) Adjourn