

AGENDA MATERIAL

DATE 11/18/25

ITEM NO. RA 16

RIO NUEVO

Investing to revitalize Downtown Tucson
&
Sunshine Mile

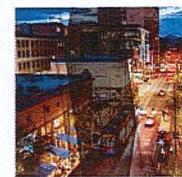
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Understanding Enabling Statutes



**Granting Authority
for Special Tax
District. ARS 48-
4204**



**Construction and
Operation of a
Stadium District**



**Accountability :
JCCR, President,
Speaker, Governor,
Auditor General**



**State Appointed
Board**

48-4204. Constructing and operating a stadium and other structures; regulating alcoholic beverages

A. From the taxes and surcharges levied pursuant to article 2 of this chapter for use with respect to major league baseball spring training, the district may acquire land and construct, finance, furnish, maintain, improve, operate, market and promote the use of existing or proposed major league baseball spring training facilities or stadiums and other structures, utilities, roads, parking areas or buildings necessary for full use of the training facilities or stadiums for sports and other purposes and do all things necessary or convenient to accomplish those purposes. The board shall require that any project undertaken by the district include financial participation from the county or municipality in which the project is located, from a private party or from any combination of these entities which the equals or exceeds one-half of the amount to be expended or distributed by the district. ♦Capital improvement funds expended at any time after June 1, 1991 by a county, municipality or private party for a purpose authorized by this section may be deemed financial participation with respect to any project the district may undertake.

48-4204. Constructing and operating a stadium and other structures; regulating alcoholic beverages

B. From the taxes and charges levied or identified pursuant to section 48-4237 for use with respect to multipurpose facilities and from other monies lawfully available to the district, the district may acquire land and construct, finance, furnish, maintain, improve, operate, market and promote the use of multipurpose facilities and other structures, utilities, roads, parking areas or buildings necessary for full use of the multipurpose facilities and do all things necessary or convenient to accomplish those purposes.

The Rio Nuevo Multipurpose Facilities District (District), located in the City of Tucson, meets the qualifications of the expanded county stadium district. The District is a downtown redevelopment project, which includes the Tucson Convention Center and proposes new hotels, food and beverage establishments, shops and parking.

TIF REVENUE

2025 \$19,125,861

Fiscal Year	TIF Revenue
FY13	9,852,901.02
FY14	9,051,825.02
FY15	9,768,292.49
FY16	12,443,082.47
FY17	12,065,351.76
FY18	13,595,905.06
FY19	15,977,192.89
FY20	14,248,608.07
FY21	9,711,834.04
FY22	17,001,309.24
FY23	17,296,388.70
FY24	18,581,572.35



Investment

2011-2024

Type of Project
Public/Private Developments
Rio Nuevo Projects
Total Investment

RN Investment
78,797,005
88,497,261
167,294,266

Project Investment
638,347,582
88,497,261
726,844,843

Investment Type	Count
Restaurant – Retail	45 Businesses
Hotel	5 New Hotels
Mixed-Use	19 Projects
Other	16 Projects
TCC	2 Projects

RN Investment
28,117,233
20,768,333
31,970,000
11,354,416
76,200,000

Project Investment
92,851,355
156,100,000
339,580,285
61,731,061
76,200,000

Tucson Success

7th Ranked Music City (Miami, NYC, Chicago, Memphis, Nashville, Austin)

#2 Food City TandL Magazine Nov 2024

First UNESCO City of Gastronomy

Best 'Under the Radar' Food City

Congress Street-Top Five Streets in America (Lincoln Ave-Chicago, Grand Blvd-St. Louis, Main St- Waterloo NY, Park Lane Kirkland WA)

Barrio Viejo Top Place to Visit in the US- Conde Nest Jan 2024

Ranked in top 10 commercial real estate markets for

#2 Best Small City (under 1M)

Ranked in top 10 U.S. cities for corporate site selectors, post COVID

Ranked in top 7 cities for remote workers – Forbes

New York Times highlights Tucson's fast track to COVID recovery

Ranked in top 10 U.S. cities best-positioned to thrive post pandemic

Ranked #5 of top 10 U.S. cities for conferences

FY25 Projects

Restaurant/Retail	Developer	Local vs Non-Local	RN Investment	Project Investment
Café Francais	Noelle & Daniel Martinez	Local Restaurateur	\$ 102,935	\$ 242,720
Cold Beer and Cheeseburgers	Evergreen	Franchise	\$ 2,300,000	\$ 32,937,617
Copal	Alex Bohon	Local Restaurateur	\$ 123,666	\$ 553,462
De Novo	Will Moyer	Local Restaurateur	\$ 480,000	\$ 1,160,000
Elliott's	Billy Elliott	Local Restaurateur	\$ 23,486	\$ 46,971
Gibson's Food Hall & Market	Nick Wayne	Local Entrepreneur	\$ 487,945	\$ 1,655,819
Herbert's Deli	Gadsden	Local Entrepreneur	\$ 116,000	\$ 351,743
MSA Annex Commissary	Gadsden	Local Entrepreneur	\$ 116,000	\$ 299,519
MSA Annex Expansion	Gadsden	Local Entrepreneur	\$ 400,000	\$ 1,025,512
The Rodger	Charlie Levy/David Slutes	Local Entrepreneur	\$ 1,250,000	\$ 4,000,000
Thunder Bacon Bar & Deli	Lindy Reilly	Local Restaurateur	\$ 352,149	\$ 704,298
UPS Store	Scott Goldsmith	Local Entrepreneur	\$ 45,000	\$ 116,933
Vertigo Wines	Kristel & Dominic Johnson	Local Entrepreneur	\$ 98,500	\$ 197,000
Zeke's Pizza	Zeke Gebrekidan	Local Entrepreneur	\$ 237,488	\$ 2,103,502
TOTAL		13 Local vs 1 Franchise	\$ 6,133,168	\$ 45,395,096
Other	Developer	Local vs Non-Local	RN Investment	Project Investment
Mural Program	RN Project	Local Artists	\$ 300,000	\$ 300,000
Roadrunners Hockey	Coyotes	Franchise	\$ 240,000	\$ 240,000
Skate Park	City of Tucson	Community Members	\$ 200,000	\$ 1,850,000
Small Business Grants	RN Project	Local Businesses	\$ 250,000	\$ 250,000
Downtown Tucson Partnership	RN Project	Community Members	\$ 246,105	\$ 246,105
Indoor Football League	Sugar Skulls	Franchise	\$ 999,000	\$ 999,000
4 Local vs 2 Sports Franchise			\$ 2,235,105	\$ 3,885,105