

TUCSON'S FUTURE

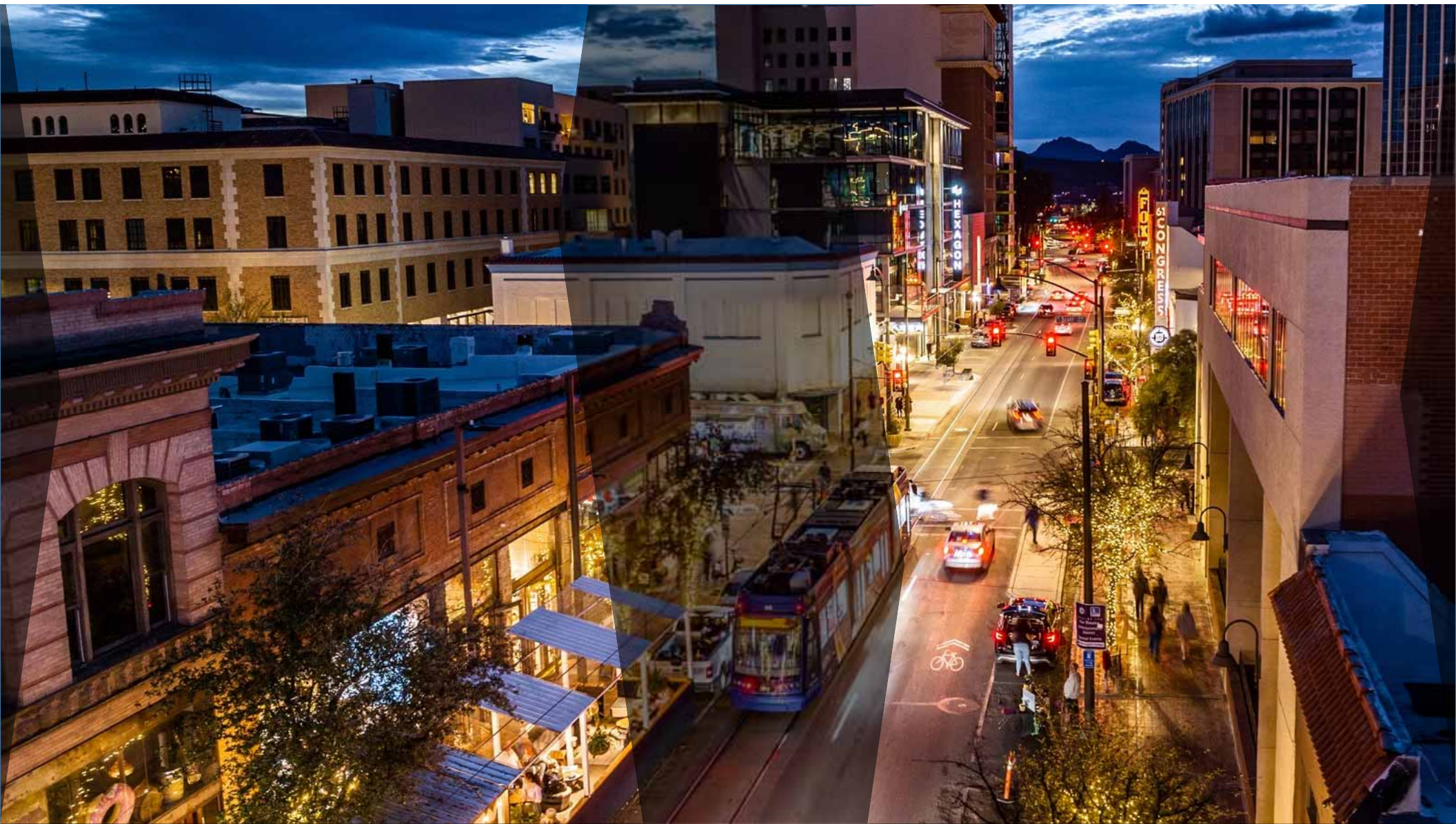
BROUGHT TO YOU BY TUCSON'S LENDER

NOVA[®] HOME LOANS



Edmund Marquez
Executive, Board of Directors





An aerial night view of a downtown street in Tucson, Arizona. The street is illuminated by streetlights and building lights. A trolley is visible in the middle of the street. Buildings of various architectural styles line the street, some with balconies and awnings. The sky is dark blue with some clouds. The overall scene is vibrant and urban.

RIO NUEVO

Investing to revitalize Downtown Tucson
&
Sunshine Mile

MISSION

Rio Nuevo District strategically invests in public and public/private projects towards a shared vision for a vibrant Tucson city center by leveraging downtown Tucson's unique competitive advantage as the region's urban and cultural center.

The District's investment produces a 10 to 1 rate of return.

RIO NUEVO INVESTMENTS

Auditor General Reports 2012-2022

Year	Rio Nuevo Investment	Private Sector Investment
2000 – 2010	156.7M	0
2010	71.2M	0
2013	33.5M	0
2016	12.3M	180.2M
2019	58.4M	498.6M
2022	37.8M	443.6M
<i>Pre-State</i> Take-Over	261.4M	0
<i>Post-State</i> Take-Over	108.5M	1,122.4B



TIF REVENUE

2013-2022

Fiscal Year	TIF Revenue	
FYE 6/30/13	9,852,901.02	
FYE 6/30/14	9,051,825.02	↓
FYE 6/30/15	9,768,292.49	↑
FYE 6/30/16	12,443,082.47	↑
FYE 6/30/17	12,065,351.76	↓
FYE 6/30/18	13,595,905.06	↑
FYE 6/30/19	15,977,192.89	↑
FYE 6/30/20	14,248,608.07	↓
FYE 6/30/21	9,711,834.04	↓
FYE 6/30/22	17,001,309.24	↑
FYE 6/30/23	9,214,083.96/7 months	↑

Tucson Success

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

Top Ten Where to Live (Austin, Portland, Charlotte, Nashville, Jacksonville)

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)

#14 Hippest (Portland, Orlando, Rochester, Spokane, Richmond, Austin, San Diego, Vancouver)

Ranked in top 10 commercial real estate markets for 2021

#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

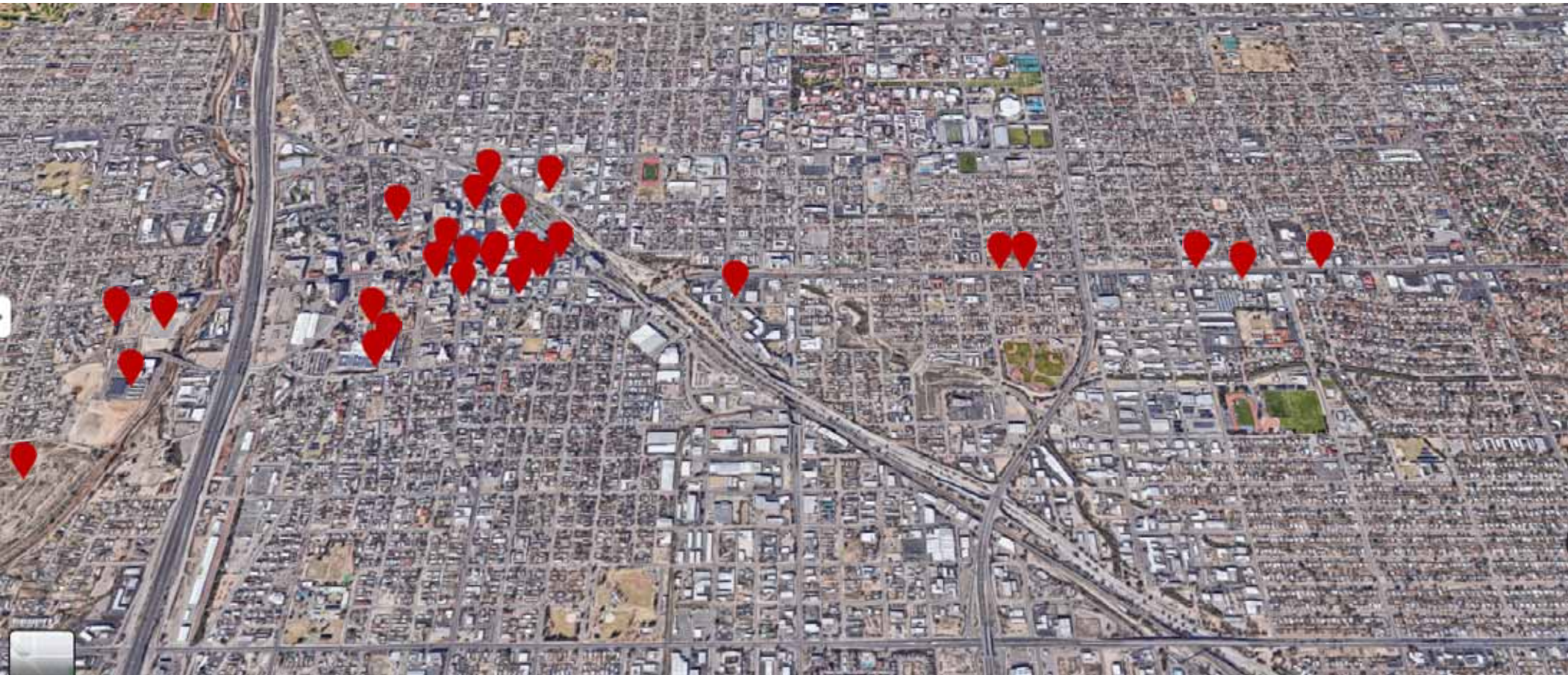
New York Times highlights Tucson's fast track to COVID recovery

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

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

Just a few...

COMPLETED OR IN PROGRESS PROJECTS



Tucson Convention Center Arena

RN Investment \$11,200,000

RN Committed Year: 2011

Completed Year: 2013

New locker rooms, AV system, bathrooms, lighting, press box, seats and more. Upgrades assisted in bringing the Roadrunners hockey team and Sugar Skulls Arena football to Tucson.

Rio Nuevo District

AC Marriott

Total Cost:
\$38,000,000

RN Investment Sales
Tax Rebate:
\$7,775,000

RN Committed Year:
2014

Completed Year: 2017

First hotel in downtown in
40 years.
136 rooms, rooftop pool
Ground floor retail

Tucson Urban

Greyhound Terminal

A photograph of a modern, two-story Greyhound Terminal building. The building features a prominent blue section on the upper level with a large, metallic Greyhound logo. The lower level is primarily white with large glass windows and doors. The sky is clear and blue. The building is situated in an open area with some landscaping, including rocks and small trees.

RN Investment \$1,900,000

RN Committed Year: 2015

Completed Year: 2017

Rio Nuevo Owned, built for
and leased to Greyhound
New bus terminal located at
entry into downtown

Rio Nuevo District

MSA Annex

Total Cost:
\$12,000,000

RN Investment:
\$3,420,000

RN Committed Year:
2015

Completed Year: 2018

Restaurant & retail destination
made from modified shipping
containers
500-seat event space
Sustainable landscaping

Gadsden Company

Caterpillar Tucson's Mining Center

Total Cost:
\$49,000,000

RN Investment:
\$5,600,000

RN Committed Year:
2016

Completed Year: 2019

600 new jobs
Major headquarters &
employer for Tucson

City Park

Total Cost:
\$24,900,000

RN Investment:
\$2,600,000

RN Committed Year:
2016

Completed Year: 2018

Hexagon Mining Headquarters
Ground floor restaurant, The
Monica, by renowned Flores
Family

Bourn Companies

Marist College & Ochoa Streetscape

Total Cost:
\$24,000,000

RN Investment:
\$1,350,000

RN Committed Year:
2017

Completed Year: 2019

New addition to St. Augustin
Cathedral, meeting space,
coffee shop
Rehab of 1915 3-story adobe
Marist College with new senior
housing

Tucson Diocese/Foundation for Senior
Living

DoubleTree by Hilton

Total Cost:
\$38,000,000

RN Investment:
\$2,500,000

RN Committed Year:
2017

Completed Year: 2021

170-room hotel
New parking garage in east
and west lots
Gourmet restaurant

Caliber

Congress Street Block

Total Cost: \$7,700,000

RN Investment:
\$1,000,000

RN Committed Year:
2017

Completed Year: 2022

New retail and
restaurants including
Wooden Tooth Records,
Blue Front Restaurant

Peach Props

Bata Restaurant

Total Cost: \$3,000,000

RN Investment:
\$2,000,000

RN Committed Year:
2018

Completed Year: 2022

New restaurant on Toole Ave,
heart of the arts district
Named one of Bon Appetit's
'50 Best New Restaurants in
2022'

Fenton Investments

Monier

Total Cost:
\$34,000,000

RN Investment:
\$2,400,000

RN Committed Year:
2018

Completed Year: 2021

First floor retail/commercial space
Market-rate apartments in the heart of the Mercado District

Hilton Hotels at Cathedral Square

Total Cost:
\$44,500,000

RN Investment:
\$6,975,000

RN Committed Year:
2018

Completed Year: 2021

6-story, 200-room
Hampton & Extended
Stay Home2

Fayth Hospitality Group

Tucson Convention Center

RN Investment \$65,000,000

RN Committed Year: 2019

Completed Year: 2022

Renovation & upgrades to Leo Rich Theatre, Linda Ronstadt Music Hall, historic Eckbo Fountains, parking garage, meeting rooms, & more

Rio Nuevo District

Leo Kent Hotel

Total Cost:
\$38,000,000

RN Investment:
\$1,000,000

RN Committed Year:
2021

Completed Year: 2023

Convert 8 lower floors of the
23-story tower at 1 S. Church
into a boutique hotel
150 rooms, meeting space,
restaurant, fitness center

Opwest Partners

Sunshine Mile

RN Investment \$2,000,000

RN Committed Year: 2017

Completed Year: 2026

Creating a unique Tucson destination through placemaking including retail, restaurant, services, and activities
Sunshine Mile Overlay Zone created to enhance development and spur creativity

Rio Nuevo District

Solot Block – Sunshine Mile



Total Cost: \$5,000,000

RN Investment:
\$1,000,000

RN Committed Year:
2022

Completed Year: 2025

Competitive bid process
resulting in Larsen Baker
development
Retail, restaurant, services

Larsen Baker – Rio Nuevo District

Friedman Block – Sunshine Mile

Total Cost: \$5,000,000

RN Investment:
\$500,000

RN Committed Year:
2022

Completed Year: 2025

Competitive bid process
resulting in Krueger
Hospitality development
Restaurant, retail, office

Krueger Hospitality – Rio Nuevo District

La Buhardilla Block – Sunshine Mile



Total Cost: \$5,000,000

RN Investment:
\$500,000

RN Committed Year:
2022

Completed Year: 2025

Competitive bid process
resulting in Ares Group
development
Restaurant, retail

Zemam's – Sunshine Mile



Total Cost: \$1,260,000

RN Investment:
\$500,000

RN Committed Year:
2021

Completed Year: 2023

Expansion of Zemam's to include additional seating, international sports bar, vendor stalls for startups

Lucas Gebremariam

Julian Drew Development

Total Cost:
\$24,000,000

RN Investment:
\$1,750,000

RN Committed Year:
2019

Completed Year: 2021

5-story mixed-use, lofts
Renovation of former
Access12 Tucson building

Ross Rulney

Bautista

Total Cost:
\$72,500,000

RN Investment:
\$1,800,000

RN Committed Year:
2019

Completed Year: 2025

Mixed-use along Santa Cruz River
16,500SF of retail/restaurant
252 residential units

Gadsden Company

Grants

RN Investment \$1,000,000

RN Committed Year: 2020

In response to COVID-19 Rio Nuevo provided grants to 103 small, locally operated businesses within the District's boundaries.

Additionally, Rio Nuevo worked with the City of Tucson and YWCA of Southern Arizona to distribute additional grants to District businesses.

Rio Nuevo District

Century Room

Total Cost: \$1,338,000

RN Investment:
\$900,000

RN Committed Year:
2021

Completed Year: 2021

Patio extension and remodel
of former banquet hall into
Century room.
Live jazz, drinks, lite bites

Hotel Congress

Reilly Craft Pizza

Total Cost: \$400,000

RN Investment:
\$200,000

RN Committed Year:
2021

Completed Year: 2023

New rooftop bar and deck
atop beer garden.
Major expansion for
outdoor dining and events.

Fenton Investments

La Chingada, The Neighborhood, Antojitos, La Cruda

LA CRUDA

MARISCOS & OYSTER BAR

PIER/ TUCSON DWTN.

Total Cost: \$2,855,500

RN Investment:
\$450,000

RN Committed Year:
2021

Completed Year: 2021

Relocation of La Chingada
to a larger space.
3x new restaurants

La Cocina DWTN

Gibson Event Center

Total Cost: \$1,485,041

RN Investment:
\$500,000

RN Committed Year:
2022

Completed Year: 2023

Remodel of vacant storefront along 6th avenue into new event center

Courtyard Events

El Presidio District

RN Investment \$500,000

RN Committed Year: 2022

Completed Year: Ongoing

Rio Nuevo worked with El Presidio Neighborhood to support and enhance the unique characteristics and history of the area.

Includes pedestrian improvements and expansion for businesses.

Rio Nuevo District

Tabu Bar & Restaurant

Total Cost: \$930,000

RN Investment:
\$300,000

RN Committed Year:
2022

Completed Year: 2023

Remodel of vacant storefront
on Congress Street
Live entertainment, dining, bar

Tabu Bar

Kava Den

Total Cost: \$265,000

RN Investment:
\$150,000

RN Committed Year:
2022

Completed Year: 2023

The Kava Bar, located on
Speedway, and expanding into
vacant storefront on
Pennington
Provides Kava elixirs and drinks

The Kava Bar

Batch Whiskey & Doughnuts

Total Cost: \$2,150,000

RN Investment:
\$250,000

RN Committed Year:
2022

Completed Year: 2022

Expansion into basement
creating a tavern-style bar
New bottle shop next
door

Batch Whiskey

The Corbett

Total Cost:
\$13,800,000

RN Investment:
\$1,700,000

RN Committed Year:
2022

Completed Year: 2023

Phase 1 of The Corbett includes new construction of restaurant, pickleball courts, event space, and more
Pickleball, beer garden, Love Burger

Scott Stiteler

Playground

Total Cost: \$1,600,000

RN Investment:
\$823,250

RN Committed Year:
2022

Completed Year: 2022

Renovation of
Playground Bar
includes expansion to
provide food service

Boxyard



Total Cost: \$2,000,000

RN Investment:
\$600,000

RN Committed Year:
2022

Completed Year: 2024

New construction of a 'container village' that will include new restaurants and bar in a currently underutilized space in the heart of downtown

Sonora Moonshine Co.

Total Cost: \$774,741

RN Investment:
\$380,537

RN Committed Year:
2022

Completed Year: 2023

New restaurant and bar in
Julian Drew development
Owned and operated by
Borderlands

Borderlands

CONCEPT RENDERING NIGHT
FOX TUCSON THEATRE AROUND THE
CORNER EXPANSION PROJECT

Fox Tucson Theatre



Total Cost:
\$21,007,000

RN Investment: Debt
forgiveness

RN Committed Year:
2022

Completed Year: TBD

Expansion into
surrounding storefronts
Creating an iconic theatre
for Tucson



Swaim Associates Fox Tucson Theatre

Whole Slice Pizza

Total Cost: \$301,800

RN Investment:
\$139,000

RN Committed Year:
2023

Completed Year: 2023

New York-style pizza
restaurant by local
chef Ari Shapiro
located in Monier



Ari Shapiro

350 Congress



Total Cost: \$320,000

RN Investment:
\$160,000

RN Committed Year:
2023

Completed Year: 2023

New restaurant and lounge
located at the gateway into
downtown.
Celebrity chef from Las Vegas
Antonio Nunez

Chef Antonio Nunez

The image features a background of a brick building with a faded mural of a woman with red face paint and braided hair. In the foreground, there are street signs, including a 'TRANSIT AND BUS TURN' sign and a 'LEFT TURN' sign. The Rio Nuevo logo is centered in the middle of the image.

**RIO
NUEVO**

View all projects and more at
www.RioNuevo.org