



**BOARD OF SUPERVISORS AGENDA ITEM REPORT
CONTRACTS / AWARDS / GRANTS**

Award Contract Grant

Requested Board Meeting Date: January 2, 2018

* = Mandatory, information must be provided

or Procurement Director Award

***Contractor/Vendor Name/Grantor (DBA):**

United States of America

***Project Title/Description:**

Lease Agreement

***Purpose:**

Pima County acquired this property from former owners Sara Cohen and Naomi Karp (CT 17*200). The acquired property was subject to an existing lease agreement with DM. The attached contract is an amendment to the lease agreement of the County owned property (the "Property") for use by Davis-Monthan Air Force Base ("DM"). The County acquired property using MIF Grant Funds. The Amendment extends the term of the lease and reduces the rent.

***Procurement Method:**

Leased pursuant to A.R.S. Section 11-251(23)

***Program Goals/Predicted Outcomes:**

The County will continue to lease the properties to DM at a reduced rate.

***Public Benefit:**

According to the DM FY 2015 Economic Impact Analysis, DM contributed \$1.5 billion to the Tucson community. The reduced rent will assist one of Tucson's primary employers.

***Metrics Available to Measure Performance:**

The County will lease the Property to DM at a rate of \$10/year. The previous rental rate was \$5,359/year.

***Retroactive:**

Yes. The new rent is retroactive to October 1, 2017.

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AFB

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Contract / Award Information

Document Type: CTN Department Code: PW Contract Number (i.e., 15-123): 18*0094

Effective Date: 10/1/17 Termination Date: 9/30/18 Prior Contract Number (Synergen/CMS): _____

Expense Amount: \$* _____ Revenue Amount: \$ \$10

***Funding Source(s) required:**

Funding from General Fund? Yes No If Yes \$ _____ % _____

Contract is fully or partially funded with Federal Funds? Yes No

***Is the Contract to a vendor or subrecipient?**

Were insurance or indemnity clauses modified? Yes No

If Yes, attach Risk's approval

Vendor is using a Social Security Number? Yes No

If Yes, attach the required form per Administrative Procedure 22-73.

Amendment / Revised Award Information

Document Type: _____ Department Code: _____ Contract Number (i.e., 15-123): _____

Amendment No.: _____ AMS Version No.: _____

Effective Date: _____ New Termination Date: _____

Prior Contract No. (Synergen/CMS): _____

Expense or Revenue Increase Decrease Amount This Amendment: \$ _____

Is there revenue included? Yes No If Yes \$ _____

***Funding Source(s) required:**

Funding from General Fund? Yes No If Yes \$ _____ % _____

Grant/Amendment Information (for grants acceptance and awards) Award Amendment

Document Type: _____ Department Code: _____ Grant Number (i.e., 15-123): _____

Effective Date: _____ Termination Date: _____ Amendment Number: _____

Match Amount: \$ _____ Revenue Amount: \$ _____

***All Funding Source(s) required:**

*Match funding from General Fund? Yes No If Yes \$ _____ % _____

*Match funding from other sources? Yes No If Yes \$ _____ % _____

***Funding Source:** _____

***If Federal funds are received, is funding coming directly from the Federal government or passed through other organization(s)?** _____

Contact: Neil J Konigsberg

Department: Real Property Services

Telephone: 724-6582

Department Director Signature/Date: _____

12/11/2017

Deputy County Administrator Signature/Date: _____

12/14/17

County Administrator Signature/Date: _____

(Required for Board Agenda/Addendum Items)

C. J. [Signature] 12/15/17

Contract No: CIN.PW-18-094 Amendment No: _____

This number must appear on all correspondence and documents pertaining to this contract

SUPPLEMENTAL AGREEMENT NO. 1
to
IN-LEASE NO. USAF-ACC-FBNV-16-1-0573
between
THE UNITED STATES OF AMERICA (Government)
and
PIMA COUNTY, ARIZONA (Lessor)

WITNESSETH:

- A. Government is the tenant under a lease as described above (the "Lease"). Pursuant to Section 1 of the Lease, its term has been extended to September 30, 2018.
- B. Lessor is a successor owner of the property subject to the Lease, having acquired it from the former owners, Sara Cohen and Naomi Karp, subject to the Lease.
- C. Lessor has the authority, under A.R.S. § 11-251(23), to purchase property and then lease it to the United States "at a nominal rental if desired," in order to "aid in ... maintaining ... public aviation fields."
- D. The parties wish to amend the Lease to change the rental amount and recognize Pima County as new owner of the leased property.

NOW, THEREFORE, the parties hereto, in consideration of mutual benefits to be derived hereunder, do hereby amend said Lease in the following respects and in these respects only:

- 1. Government acknowledges that Lessor is now the Lessor under the Lease, and Lessor acknowledges that it has assumed Lessor's rights and obligations under the Lease. The address for notifications to the Lessor, under Section 3 of the Lease, is now:

Manager, Pima County Real Property Services
201 N. Stone Ave, 6th Floor
Tucson, AZ 85701-1215
- 2. RENT: The rent amount under Section 2.1 of the Lease will, beginning October 1, 2017, be \$10 per year. Future payments will be made at the end of each annual period as described by the Finance and Accounting Office, DMAFB.
- 3. TERM. The term of the Lease is extended from October 1, 2017 to September 30, 2018, with one option year not to exceed September 30, 2019.
- 4. Exhibits A through E of the Lease are hereby replaced with Exhibits A through E attached to this Supplemental Agreement.
- 5. All other terms and conditions of the aforesaid Lease are hereby ratified and, except as modified by this Supplemental Agreement, shall remain in full force and effect.

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IN WITNESS WHEREOF, Lessor has executed this Supplemental Agreement.

PIMA COUNTY, a political subdivision of the State of Arizona:

Chair, Board of Supervisors

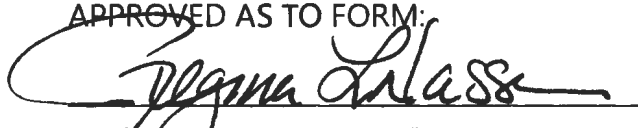
Date

ATTEST:

Julie Castaneda, Clerk of Board

Date

APPROVED AS TO FORM:



Regina Nassen, Deputy County Attorney

THIS SUPPLEMENTAL AGREEMENT is also executed by The Government under the authority of the Secretary of the Air Force this _____ day of _____, 2017.

UNITED STATES OF AMERICA



SCOTT C. CAMPBELL, Colonel, USAF
Commander, 355th Fighter Wing

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EXHIBIT A— DESCRIPTION OF PREMISES

TRACT 521 - All that part of the E2E2NE4SW4, Section 8, T. 15 South, Range 15 East, G&SRM, lying north of the Southern Pacific Railroad Company's right-of- containing 2.48 acres, more or less.

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EXHIBIT B— MAP OF PREMISES (TRACT 521)




EXHIBIT C— PHYSICAL CONDITION REPORT

TRACT 521

Tract 521 is part of the 99 acres (one of 10 tracts) we lease from Private Parties on Davis-Monthan AFB, Arizona. The new In-lease is for the area described in Exhibit A. East of Roadrunner City is another area which has been used for other types of training. Specifically, this training has been Rapid Runway Repair (RRR) which utilized grading equipment. An asphalt area with a space in the middle that was bare earth, with a larger area to the east, had been used for this activity but RRR has not been practiced at this site for several years and vegetation has recovered to some extent. However, this area has been used to store fill dirt for construction projects conducted on the base. The RRR training was in tracts 519 and 520. The rest of the lands are undeveloped and covered with thick native vegetation including prickly pear cactus, cholla, mesquite, and paloverde trees, and other typical species of the Sonoran desert. (USAF 2007A)



Kevin L. Wakefield
Base Natural, Cultural, and Resource
Manager
Davis-Monthan AFB AZ
Date:



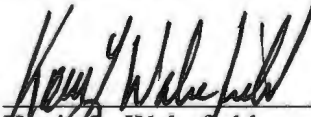
Neil J. Konigsberg,
Manager, Pima County Real Property Services
Date: 12/11/17

EXHIBIT D - ENVIRONMENTAL CONDITION REPORT
TRACT 521

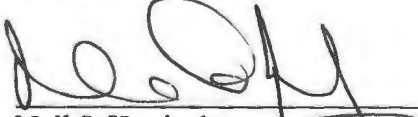
Tract 521 is part of the 99 acres (one of 10 tracts) we lease from Private Parties on Davis-Monthan AFB, Arizona. The western portion of the area, primarily in Tracts 515 and 516, has served as a training area for ground focused military activities since the 1950s. Training has necessitated the presence of aircraft with engines removed, mock-up vehicles, and other items useful in various activities. The remnants of a training compound exist, including two sheds, one of which has been used for CS gas training. This shed was recently knocked down and the debris is in the process of being removed. An asphalt covered parking lot and old ramada area is present adjacent to the storage compound. The primary training area is known as Roadrunner City. Segments of Yuma St. and its right-of-way traverse portions of the tract. Another area has been used for training with earthmoving and grading equipment, but has not been used in the past seven to eight years. However, the area has been used to store fill dirt for construction projects conducted on the base. The bulk of the area, and most of the easterly portion, is undeveloped desert land.

Prior to 1982, when Roadrunner City was installed, the entire area was undeveloped desert land through the area was used for military training since the leases were generated in the 1950s. East of Roadrunner City is another area which has been used for other types of training. Specifically, this training has been Rapid Runway Repair (RRR) which utilized grading equipment. An asphalt area with a space in the middle that was bare earth, with a larger area to the east, had been used for this activity but RRR has not been practiced at this site for several years and vegetation has recovered to some extent. The RRR training was in tracts 519 and 520. The rest of the lands are undeveloped and covered with thick native vegetation including prickly pear cactus, cholla, mesquite, and paloverde trees, and other typical species of the Sonoran Desert.

The tract is in the far eastern portion of DMAFB. Yuma St. traverses portions of the tract. Training activities at Roadrunner City include releases of CS gas, the only chemical used in the area. CS is used as "tear gas" and is released into a closed shed as part of training. Once released, the CS gas quickly dissipates with bits of solid residue falling to the ground. The residue is chemically harmless. The shed is periodically cleansed of the residue by sweeping or vacuuming with the material then being disposed in approved accumulation stations, though minute amounts of gas are emitted into the air through a vent in the shed. Thus no contamination of the solids or buried materials are associated with its use.



Kevin L. Wakefield
Base Natural, Cultural, and Resource
Manager
Davis-Monthan AFB AZ



Neil J. Konigsberg
Manager, Pima County Real Property Services
Date: 12/11/15

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TAB E – ENVIRONMENTAL BASELINE SURVEY

Attached as Tab E. Visual Site Inspection.