




MEMORANDUM

Date: March 31, 2023

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: Jan Leshner 
County Administrator

Re: **Additional Information April 4, 2023 Item #41 – Ground Lease Option Agreement with Rio Nuevo for 75 E. Broadway**

On March 14, 2023, I provided information on prior efforts with Rio Nuevo for development of the County-owned property at 75 E. Broadway Boulevard. I indicated Pima County has been working with Rio Nuevo on a new lease option agreement that would be scheduled for consideration at the Board of Supervisors April 4, 2023 Meeting.

As part of the Board’s consideration, I recommend the following provision in Exhibit B be amended as reflected:

“9. The average wages plus benefits paid by tenants of the Building must meet or exceed 175 percent of the median regional wage within Pima County, or the project must demonstrate other economic benefits acceptable to Pima County as confirmed by an economic impact analysis.”

If the lease option agreement is approved, Rio Nuevo will issue a request for proposals and Pima County will participate in the review of submittals. Subject to selection of a proposal, Pima County will prepare a lease-purchase agreement for future consideration by the Board.

JKL/anc

- c: Carmine DeBonis, Jr., Deputy County Administrator
- Francisco García, MD, MPH, Deputy County Administrator and Chief Medical Officer
- Steve Holmes, Deputy County Administrator
- Heath Vescovi-Chiordi, Director, Economic Development Department

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