



PIMA COUNTY BOARD OF SUPERVISORS
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ALLY MILLER
SUPERVISOR

June 16, 2014

Mr. Chuck Huckelberry
County Administrator, Pima County
130 W. Congress – 10th Floor
Tucson, AZ 85701

Re: Southwest Regional Soccer Complex at the Kino Sports Complex Memorandum dated June 4, 2014

Dear Mr. Huckelberry:

As you know, I have been an outspoken opponent to the purchase of these 167 acres of land due to my belief this is not an essential service the county should be providing. With that being said, in the event the board chooses to purchase this property, I want to ensure we have done our due diligence on the history and background of these parcels.

It has been brought to my attention this particular site *may possibly* be classified as a Brownfield cleanup location. Without assurances and studies conducted by the seller prior to the purchase of this property, Pima County taxpayers could face considerable exposure from any environmental issues involving and/or surrounding this land.

I have learned that acquisition of a Brownfield site requires specialized appraisal analysis. A particular site may be affected by contamination. Normal appraisal techniques aren't adequate and more advanced techniques must be used on these types of properties.

It is my understanding **Phase 1** would include an Environmental study of the property including:

- **History of ownership and property use**
- **History of ownership and use of surrounding properties**
- **Any storage of materials with potential contaminants such as petroleum or asphalt or other potential contaminants**

In the event there are any findings in **Phase I**, additional studies would be required and done in a **Phase II** analysis. Among the studies necessary in **Phase II** are analyses of:

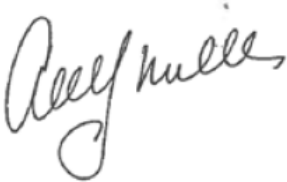
- **Soil samples**
- **Water samples**

EPA/ADEQ sign off on a closure agreement is necessary to ensure there is no liability for taxpayers. I understand the State of AZ Department of environmental quality code would contain the most important provisions on liability relief.

It is my understanding that it has now become very difficult to receive Brownfield cleanup grant monies and that no bank or financial institution would loan monies against such a property until they have received assurances of release in regards to cleanup obligations and due diligence on how the property transaction was managed.

I would like assurances, directly from the seller, to ensure that Pima county taxpayers are protected against any future liability and that all necessary measures and requirements from the seller have been obtained prior to any purchase agreement being signed.

Respectfully,

A handwritten signature in cursive script, appearing to read "Ally Miller".

Ally Miller
Supervisor District 1
Pima County

AM/jd

c: Neil Konigsberg, Manager, Real Property Services