



BOARD OF SUPERVISORS AGENDA ITEM REPORT AWARDS / CONTRACTS / GRANTS

Award Contract Grant

Requested Board Meeting Date: 12/06/2022

* = Mandatory, information must be provided

or Procurement Director Award:

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

American Battery Factory, Inc. ("ABF")

***Project Title/Description:**

Lease-Purchase Agreement ("Agreement")

***Purpose:**

Pima County will enter into a Lease-Purchase Agreement with ABF for property located at the Aerospace Research Campus ("ARC") for the purposes of developing a battery manufacturing facility. The land has a total approximate size of 267.18 acres ("Land") and will be developed in 3 phases. The intent of the Agreement is to permit ABF the right to construct a battery manufacturing facility and to provide a new source of employment, while providing flexibility and potential recourse for Pima County if necessary.

***Procurement Method:**

Exempt pursuant to Pima County Code 11.04.020

***Program Goals/Predicted Outcomes:**

Pima County will initially lease up to 70 acres of Land for Phase 1 development and if employment and construction benchmarks are met by ABF for Phase 1, ABF will have the right to acquire the Land for Phase 1 development, as well as for the development of Phase 2 and Phase 3. The right to acquire the Land will be no later than 24 months from the commencement of the Agreement.

***Public Benefit:**

If benchmarks are met, and all phases are implemented successfully, the benefit will be employment of an estimated 1,000 Pima County residents at an average salary threshold of \$65,000 USD/year in a newly developed manufacturing facility, and sale of economic development designated land providing funds to the general fund account.

***Metrics Available to Measure Performance:**

Pima County will enter into the Agreement for the initial lease of up to 70 acres of Land. The initial lease of 70 acres of Land will be at a cost of \$6,500 per acre equaling \$455,000 for year one, \$466,410 for year two, \$478,030 for year three, \$490,000 four year four, and \$502,250 for year five. If ABF exercises their option to acquire the 267.18 acres at the end of the first 24 month lease period the sale of the Land will be at 90% of the appraised value equal to \$20,925,000, or \$78,318.00/acre, as authorized by Arizona Revised Statutes.

***Retroactive:**

No

Maps Attached

THE APPLICABLE SECTION(S) BELOW MUST BE COMPLETED

Click or tap the boxes to enter text. If not applicable, indicate "N/A". Make sure to complete mandatory (*) fields

Contract / Award Information

Document Type: CTN Department Code: RPS Contract Number (i.e., 15-123): 23*081
Commencement Date: 12/6/2022 Termination Date: 12/5/2027 Prior Contract Number (Synergen/CMS):
Expense Amount \$ Revenue Amount: \$ 23,316,690

*Funding Source(s) required:

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

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

If Yes, 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 22-10.

Amendment / Revised Award Information

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

Amendment No.: AMS Version No.:

Commencement Date: New Termination Date:

Prior Contract No. (Synergen/CMS):

Expense 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):

Commencement 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: Jeffrey Teplitsky

Department: Real Property Services

Telephone: 724-6306

Department Director Signature:

Date: 11/23/2022

Deputy County Administrator Signature:

Date: 11/23/2022

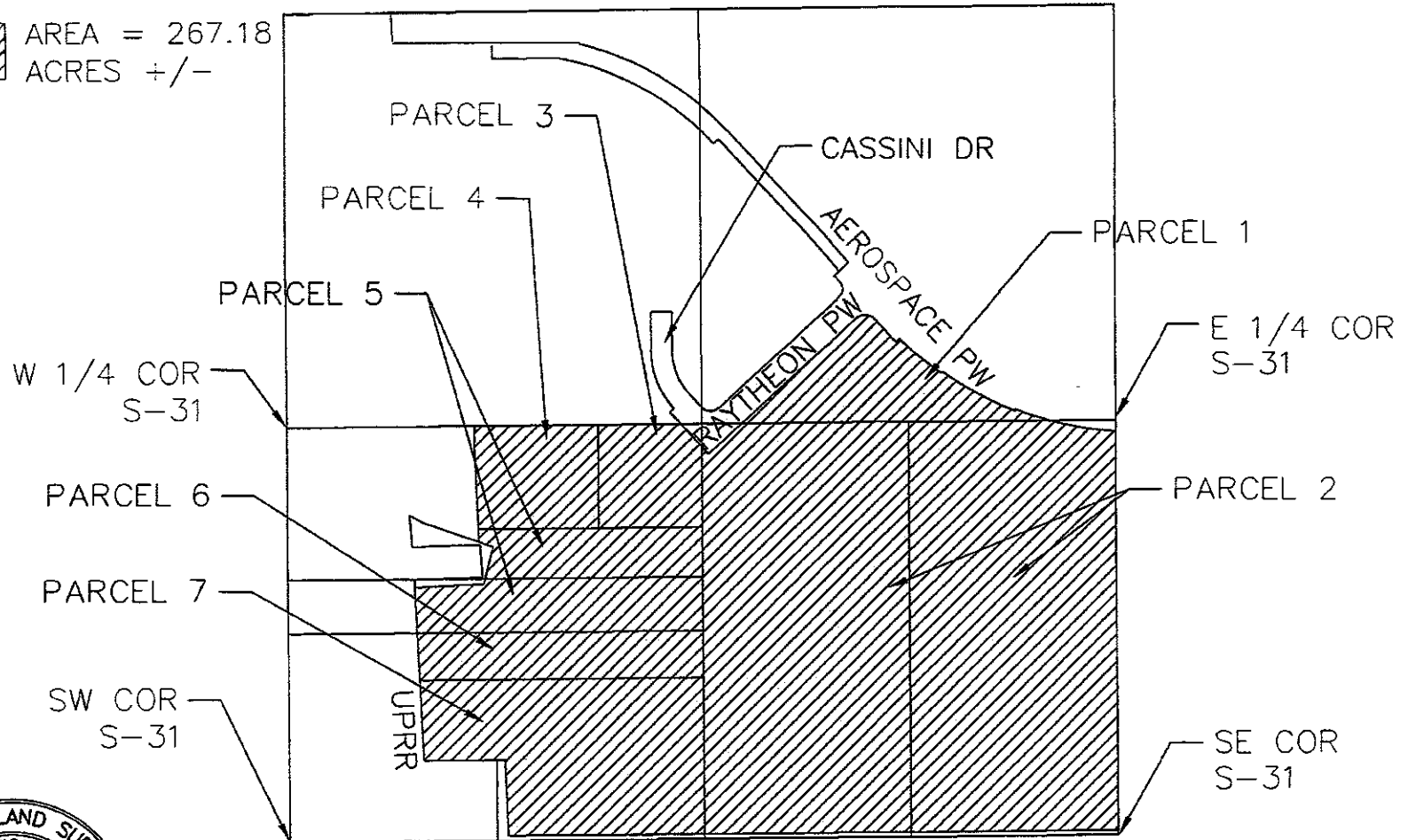
County Administrator Signature:

Date: 23 Nov 2022

DEPICTION



AREA = 267.18
ACRES +/-



PIMA COUNTY SURVEY

A PORTION OF SECTION 31,
TOWNSHIP 15 SOUTH, RANGE 14 EAST, GILA AND SALT RIVER MERIDIAN,
PIMA COUNTY, ARIZONA

Scale: 1" = 1000'

Date: 23 September 2022

Drawn By: AJL

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