



# MEMORANDUM

Date: June 2, 2025

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

From: Jan Leshner   
County Administrator

Re: **Additional Information for the June 3, 2025 Board of Supervisors Meeting - Item No.15  
Purchase Sales Agreement for 150 N Stone Avenue and 35 E. Alameda Street**

On November 12, 2024, the Board of Supervisors were provided with a Memorandum outlining the findings of a comprehensive review of the Joel D. Valdez Main Library. The attached memo from our Director of Project Design and Construction presents a summary of those findings along with the recommended course of action regarding the future of the downtown library facility.

Following an extensive analysis and a stakeholder engagement process, I am recommending the acquisition and renovation of the former Wells Fargo Bank building at 150 North Stone. This recommendation is informed by input from the Library District Advisory Board, Library staff, County leadership, and community partners.

The proposed acquisition addresses significant limitations of the current facility, including deferred maintenance, escalating operational costs, and restricted service capacity. The Wells Fargo property offers a cost-effective and strategically located alternative that supports continued and enhanced library services in the downtown area.

Pending the Board of Supervisors' approval of the Purchase Sale Agreement, the County will enter a 60-day due diligence period to evaluate the site and initiate the next steps of the capital improvement process.

I believe this path forward represents a fiscally responsible and community-focused solution that ensures a vibrant future for library services in downtown Tucson.

JKL/anc

Attachment

c: Carmine DeBonis, Deputy County Administrator  
Steve Holmes, Deputy County Administrator  
Rod Lane, Director, Project, Design and Construction  
Amber Mathewson, Director, Library District

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## MEMORANDUM

Date: May 28, 2025

To: Jan Leshner  
County Administrator

From: Martyn Klell  
Deputy Director



On behalf of  
Rod Lane  
Director

Re: **Downtown Library Property Acquisition**

This memo outlines the findings of our comprehensive review of the Library District's Joel D. Valdez Main Library and presents the recommended path forward. Based on the analysis and options identified in the November 12, 2024 Board of Supervisors memo, **Joel D Valdez Main Library Renovation Space Study**, a Purchase Sale Agreement has been placed on the June 3rd, 2025 Board of Supervisors agenda for your consideration.

After thorough consultation with the Library District Advisory Board, Library District staff, Pima County Leadership, and relevant Pima County departments, we have identified the acquisition and renovation of the former Wells Fargo Bank building at 150 North Stone as the optimal solution to address our current facility challenges. This property presents a strategic opportunity to enhance library services while maintaining our vital downtown presence.

The analysis identified the following key considerations that led to this recommendation:

- Current facility limitations and current space requirements
- The significant amount of deferred maintenance and associated cost of the required improvements to current facility
- Annual operational costs of current facility
- Service enhancement opportunities available at Wells Fargo Facility
- Potential impacts to Library operations and the public during renovations of current facility
- Implementation timeline and phases required to repair current facility
- The library location as a part of the core downtown district.

Library Administration, Pima County Project Design and Construction, and Deputy County Administrator Holmes met with the Library Advisory Board during their regularly scheduled meetings on February 6, March 6, and April 3 to discuss the opportunity to acquire the Wells Fargo Building as a potential new location for the current Downtown Library. These meetings focused on feasibility, budget considerations, and the process for community engagement regarding the building's design and function. Library Advisory Board members were given the opportunity to raise concerns, ask questions, and provide feedback.

Jan Leshar, County Administrator

**Re: Downtown Library Property Acquisition**

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DCA Holmes and Director Mathewson also met with the Small Business Commission, the Downtown Tucson Partnership, and Tucson Metro Chamber to gather input and feedback as requested by the Library Advisory Board. Simultaneously, staff from the Joel D. Valdez Main Library toured the Wells Fargo Building with Pima County Project Design and Construction staff to assess the space and explore its potential. Letters of support for the project were received from the Tucson Metro Chamber, the Small Business Commission and the library staff.

Upon approval of the Purchase Sales Agreement, the 60-day due diligence process will begin, ultimately concluding with the acquisition of the Wells Fargo property (which includes the buildings at 136, 140 and 150 North Stone Avenue and the 219-vehicle parking structure at 35 East Alameda.) The due diligence process will allow for a detailed review of the buildings and the parking structure as well as the completion of the Phase 1 environmental testing. After the process is completed to the satisfaction of the County, the County will close escrow for the acquisition. The capital improvement project will be initiated beginning with the selection of the design and construction consultants. The design consultant along with Pima County representatives will start their process of engaging library staff and leadership as well as public stakeholders to further define the needs of the downtown library relocation. A project schedule including an estimated completion date will be established during the design phase.

**Conclusion**

The recommendation to acquire and renovate the former Wells Fargo building at 150 North Stone, and the other associated structures, represents a forward-thinking, fiscally responsible, and community-centered solution to address the longstanding challenges of the current Joel D. Valdez Main Library facility. This approach not only preserves the Library District's critical presence in the heart of downtown Tucson, but also enhances our ability to deliver modern, accessible, and expanded library services.

This recommendation reflects both a shared vision for the future of library services and a commitment to responsible stewardship of public resources. We respectfully request the Board's approval to move forward with the acquisition process and to take the next steps toward creating a revitalized and future-ready Downtown Library that continues to serve as a cornerstone of learning, connection, and innovation in our community.

I am available for additional information and questions regarding this project.

RL/mk

c:

Steve Holmes, Deputy County Administrator  
Carmine DeBonis, Jr., Deputy County Administrator  
Amber Mathewson, County Librarian- Executive Director  
Jeff Teplitsky, Director, Real Property Services