



Pima County Economic Development – Project Blue Purchase-Sale Agreement (PSA)

Authority

A.R.S. § 11-254.04

To engage in any “activity that the board of supervisors has found and determined will assist in the creation or retention of jobs or will otherwise improve or enhance the economic welfare of the inhabitants of the county,” including specifically the “conveyance of real or personal property.”

Project Alignment

- Pima County Economic Development Strategic Plan
- Pima County Pima Prospers General Plan
- Pima County Priority Climate Action Plan
- City of Tucson Economic Initiatives Strategic Plan
- ASLD Planned Growth Areas
- City of Tucson One Water 2100 Plan

PSA Highlights

- Upon approval, effective for one year duration (due to closing timing)
- 290.31 acres located at SELC
- \$20,875,000.00 appraised value
- \$500,000 in earnest money to County
- Trap and Skeet Facility Relocation provisions
- Reversionary options for land based on construction timing
- Employment Requirements and Reporting w/ enforcement

PSA Milestones

- Effective Date is day PSA is approved
- Construction Start Date: no more than 24 months after Closing Date
- Construction Completion Date: no more than 60 months after Closing Date
- New Positions Satisfaction Date: within 84 months of closing date

Construction Phases

- Phase 1: one to two industrial buildings, approx. 225K sq/ft each, up to 450,000 sq/ft
- Phase 2: two to four additional industrial buildings at 225k sq/ft each, up to 900,000 sq/ft additional
- Phase 3: two to four additional industrial buildings at 225k sq/ft each, up to 900,000 sq/ft additional
- Phases 1 through 3: up to 2, 250,000 sq/ft total buildout

Performance, Reversion & Enforcement

- Economic Performance
 - Create 75 jobs at average \$75,000.00/year average salary
 - Must be onsite at the premises
 - 2-year reporting period, biannually, via “Employment Certificates”
- County Parcel 1 Construction
- County Parcel 2 Construction

Closing Requirements

- Closing must occur within one year of Effective Date
- Closing takes place within 45 days of meeting the Closing Conditions (the Closing Date)
- Closing Conditions include:
 - Property receives non appealable entitlements including adoption of future zoning, annexation, and zoning translation upon annexation into City of Tucson;
 - Property has successfully been annexed into the City of Tucson;
 - Buyer shall have received adequate or contracted future delivery of necessary utilities for the Project, including power, water, and discharge services



Questions?