

AGENDA MATERIAL

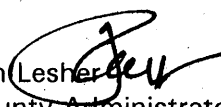
DATE 11/15/22 ITEM NO. RA 20



MEMORANDUM

Date: November 10, 2022

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

From: Jan Leshner 
County Administrator

Re: **Additional Materials – Board of Supervisors November 15, 2022 Meeting Agenda
Items 14 and 20: Titan Missile Museum – Grant Acceptance and Land Acquisition**

On the November 15, 2022 Board of Supervisors Agenda, there are two items for consideration. Item #14 is a grant acceptance from the Arizona Aerospace Foundation for \$655,000 for the acquisition of Titan Missile Museum property. Item #20 is Resolution 2022-68 authorizing the acquisition of the Titan Missile Museum land and improvements from the United States Air Force.

Pima County has leased the property, including all improvements made by the Operator thereon (the "Premises") from the United States Air Force ("USAF") since May 1, 1986. The property located in Sahuarita, Arizona is approximately 10.01 acres located at 1580 West Duval Mine Road, Sahuarita, Arizona (Assessor's Parcel Number: 303-33-024E) and is known as Missile Site 8 (the "Property").

Background

In 1984, at the request and organization of the Arizona Aerospace Foundation, USAF agreed to help create the Titan Missile Museum through treaty with the Soviet Union and the Chief of Staff of USAF. The Titan Missile Museum opened its doors to the public on May 21, 1986. The site is a former Titan II launch complex 571-7. This missile silo installation was originally part of the 571st Strategic Missile Squadron (SMS), 390th Strategic Missile Wing (SMW), Davis-Monthan Air Force Base (DMAFB), Arizona.

It is the sole remaining Titan II Intercontinental Ballistic Missile (ICBM) complex of the 54 that were "on alert" during the Cold War between 1963 and 1987. During the same period, the Premises has been subleased by the County to the Arizona Aerospace Foundation (Operator) pursuant to a sublease dated July 15, 1986 as permitted by A.R.S. 11-9-22. This Sublease has been extended through amendments.

Operator is a non-profit 501(c)(3) corporation, organized under the laws of the State of Arizona for the purpose of preserving Aerospace artifacts of historical or technological significance. The Operator has at all times, pursuant to the original Sublease, operated the Premises as an educational and recreational facility for the benefit of the public and continues to do so.

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The Honorable Chair and Members, Pima County Board of Supervisors
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National Historic Landmark Designation

The site was listed in the National Register of Historic Places and designated a National Historic Landmark in April 1994, in recognition of the important role that the Titan II played in American history. Approximately 3.3 acres of the property would be constrained by the historic covenants. There are 2,600 historic places in the United States that bear this national distinction.

Property Declared Excess by USAF

The USAF has determined the property to be excess, and the USAF and General Services Administration (GSA) intends to dispose of the property on behalf of the USAF as a negotiated sale pursuant to 40 USC 545 (b) (8) (Undertaking). GSA will convey the Property to the County enable continuation of the museum operation and preservation of the Property through a continued operating agreement with Operator, which has remained the same since inception.

Recommendation

It is recommended that the Board of Supervisors approve acceptance of the grant from the Arizona Aerospace Foundation and approve Resolution No 2022-68 authorizing the acquisition of the land and Improvements held by the United States of America as Surplus Property.

A new Operating Agreement with Arizona Aerospace Foundation for continued operation of the Titan Missile Museum will be presented to the Board of Supervisors following completion of acquisition of the property.

JKL/anc

- c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Francisco García, MD, MPH, Deputy County Administrator & Chief Medical Officer,
Health and Community Services
Steve Holmes, Deputy County Administrator
Diane Frisch, Director, Attractions and Tourism
Linda Mayro, Director Pima County Sustainability & Conservation
Ellen Moulton, Director, Finance Department
Terri Spencer, Director, Procurement Department
Jeff Teplitsky, Director, Real Property Services