



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 4, 2018

**Title:** Resolution for Consent to Lease to Therapeutic Riding of Tucson, Inc. ("TROT") (File LCP-0011)

### Introduction/Background:

TROT, an Arizona non-profit corporation, has leased the property located at 8920 E. Woodland Road ("the Property") since 1989. The Property contains 23.80 acres, and has improvements which include a 4,700 square foot main house, stables and arenas. The Property has been leased to TROT, an Arizona non-profit corporation, since 1989. The current lease expires December 31, 2033. The rent is \$10/year.

### Discussion:

TROT wants to make significant improvements to the Property, which may include outdoor lighting, solar panels, and a covered arena. TROT depends on fundraising from donors who will invest in capital projects if they have assurance that TROT has an agreement for long-term use of the Property. TROT has therefore requested a new lease for 25 years with an option to renew for an additional 25 years. The lease will provide that the Flood Control District will have access to make improvements as necessary.

### Conclusion:

Staff requests consent to lease the Property pursuant to A.R.S. 11-256.01. If no bid is offered pursuant to A.R.S. 11-256.01(C), the proposed lease with TROT will be submitted to the Board for approval.

### Recommendation:

It is recommended that the Board of Supervisors consent to publishing notice of the proposed lease of the Property on the terms and conditions stated in the accompanying resolution, including that the Property must continue to be used for equine-assisted activities and therapies for children and adults with physical and developmental disabilities.

### Fiscal Impact:

The County will not have maintenance responsibility for the Property during the term of the lease, and TROT will make improvements to the Property at no expense to the County.

### Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ All

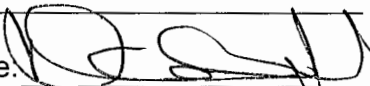
Department: Real Property Services

Telephone: 724-6313

Contact: Rita Leon

Telephone: 724-6462

Department Director Signature/Date:

 11-19-2018

Deputy County Administrator Signature/Date:

 11/20/18

County Administrator Signature/Date:

 11/20/18

## **RESOLUTION NO. 2018-\_\_\_\_\_**

### **RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS AUTHORIZING TROT LEASE AGREEMENT**

#### **The Board of Supervisors of Pima County, Arizona finds:**

1. Pima County, a political subdivision of the State of Arizona, is the owner of a parcel of land described on the attached Exhibit "A" (the "Property"). The Property contains 23.80 acres, and has improvements consisting of two residences located on the property including a 4,700 square foot main house, and a 1,156 square foot guest house, garage/workshop (2,520 square feet), miscellaneous improvements, ramadas, storage buildings, storage tanks/wells, horse stalls and stables and arenas; and
2. Therapeutic Riding of Tucson, Inc., an Arizona Non-Profit Corporation ("TROT") has been leasing the Property from Pima County since 1989 and desires to continue leasing for an additional 25 years with an option to renew for an additional 25 years; and
3. The lease to TROT will be in accordance with A.R.S. §11-256.01(A), with no public auction and for less than fair rental value; and
4. Pursuant to A.R.S. §11-256.01(A), Pima County desires that the Property continue to be used for equine-assisted activities and therapies for children and adults with physical and developmental disabilities; and
5. In the absence of any other bids in accordance with A.R.S. §11-256.01(C), staff will return to the Board with a new proposed Lease with TROT, the benefits of which include (i) services to the handicapped in Southern Arizona, (ii) service opportunities to Pima County residents involved in the operations of the TROT program, and (iii) maintenance, improvements to, and care of the Property.

NOW, THEREFORE, BE IT RESOLVED, that the Chairman and Clerk of the Board consent to the terms and conditions of a lease of the Property, including that (i) there will be no public auction and it will be leased for less than fair rental value; (ii) the Property must be utilized for equine-assisted activities and therapies for children and adults with physical and developmental disabilities; and (iii) the tenant will be responsible for maintenance and care of the Property.

PASSED, ADOPTED AND APPROVED by the Pima County Board of Supervisors this \_\_\_\_\_  
day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Richard Elías, Chairman,  
Pima County Board of Supervisors

ATTEST:

APPROVED AS TO FORM

\_\_\_\_\_  
Julie Castañeda, Clerk of the Board

  
\_\_\_\_\_  
Kell Olson, Deputy County Attorney

Exhibit A

March 27, 1986  
3-86-558  
300978-3

LEGAL DESCRIPTION

PARCEL I:

Lots 25 and 27, TANQUE VERDE COUNTRY ESTATES, Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder in Book 9 of Maps at page 21.

PARCEL II:

All that portion of Lot 3 and 5 in Section 3 Township 14 South Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona, lying North of the following described line:

BEGINNING at the North one quarter corner of Section 3, Township 14 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona;

THENCE South 00 degrees 01 minutes 35 seconds West along the North-South midsection line thereof, 740.57 feet to the TRUE POINT OF BEGINNING.

THENCE North 84 degrees 00 minutes 00 seconds West, 62.72 feet;

THENCE North 45 degrees 00 minutes 00 seconds West, 28.50 feet;

THENCE South 76 degrees 00 minutes 00 seconds West 151.00 feet;

THENCE South 70 degrees 30 minutes 00 seconds West, 140.00 feet;

THENCE South 57 degrees 00 minutes 00 seconds West, 117.00 feet;

THENCE South 75 degrees 30 minutes 00 seconds West, 227.00 feet;

THENCE South 85 degrees 30 minutes 00 seconds West, 208.00 feet;

THENCE North 61 degrees 00 minutes 00 seconds West, 43.00 feet;

THENCE North 52 degrees 40 minutes 00 seconds West 191.00 feet;

THENCE North 43 degrees 50 minutes 00 seconds West, 103.00 feet;

THENCE North 51 degrees 00 minutes 00 seconds West, 144.64 feet;

THENCE North 58 degrees 20 minutes 00 seconds West, 96.00 feet;

THENCE North 55 degrees 00 minutes 00 seconds, 77.37 feet to the terminus of said boundary line.

