



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: September 17, 2019

Title: AMENDMENT (#6) TO THE DEVELOPMENT AGREEMENT BETWEEN PIMA COUNTY, ARIZONA AND TNR&S ACQUISITIONS, INC REGARDING OMNI TUCSON NATIONAL RESORT AND SPA

Introduction/Background:

Omni Tucson National Resort and Spa requests to extend the time frame to begin using reclaimed water to irrigate their golf course by one year.

Discussion:

The Board of Supervisors previously approved similar extensions in order for the Omni Tucson National Resort and Spa to be better positioned to secure a PGA event. The event has been secured and will occur on site in 2020.

Conclusion:

Another amendment is required to extend the terms of the development agreement.

Recommendation:

Staff was informed by the Tucson Conquistadores that they have reached an agreement with Omni Tucson National Resort and Spa for continuation of a PGA event. Staff recommends approval of the amendment to the development agreement.

Fiscal Impact:

N/A

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Development Services Department - Planning Telephone: 520-724-8800

Contact: Thomas Drzazgowski Telephone: 520-724-6675

Department Director Signature/Date: _____

Deputy County Administrator Signature/Date: _____

County Administrator Signature/Date: _____

[Signature] 9/5/19
[Signature] 9/4/19

RESOLUTION 2019-_____

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDED DEVELOPMENT AGREEMENT BETWEEN PIMA COUNTY AND TNR&S ACQUISITION, INC.

The Board of Supervisors of Pima County, Arizona finds that:

1. Pima County (the "County") may, pursuant to A.R.S. § 11-1101, enter into development agreements relating to property located in unincorporated Pima County.
2. The County and TNR&S Acquisition Inc., an Arizona corporation ("Developer"), previously entered into a development agreement, and subsequently amended five times (the "Development Agreement").
3. Section 2.5 of the Development Agreement establishes a deadline by which Developer must begin purchasing and using reclaimed water on certain resort property owned by Developer.
4. Developer has asked to extend that deadline, for financial reasons, the Developer has secured a Professional Golf Association tournament for Calendar Year 2020 at the resort.
5. The Board of Supervisors supports Developer's efforts to operate a PGA Champions Tour event because it would bring an economic benefit to the region.
6. Under A.R.S. § 11-1101, the Development Agreement may be amended by mutual consent of the parties.

NOW, THEREFORE, IT IS RESOLVED:

1. Amendment Six to the Development Agreement, in the form presented to the Board of Supervisors, is approved.
2. The Chairman of the Board is authorized and directed to sign Amendment Six on behalf of the County.
3. The various officers and employees of the County are authorized and directed to perform all acts necessary and desirable to give effect to this Resolution and the amended Development Agreement.

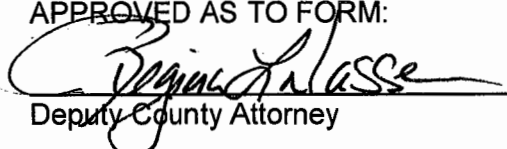
Passed and adopted, this _____ day of _____, 2019.

Chairman, Pima County Board of Supervisors

ATTEST:

Clerk of the Board

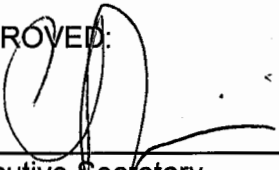
APPROVED AS TO FORM:



Deputy County Attorney

REGINA NASSEN

APPROVED:



Executive Secretary
Planning and Zoning Commission

When recorded, return to:

County Administrator's Office
130 W. Congress
10th Floor
Tucson AZ 85701

For Recorder's Use

**AMENDMENT SIX TO
DEVELOPMENT AGREEMENT**

between

PIMA COUNTY, ARIZONA

and

TNR&S ACQUISITION, INC.

AMENDMENT SIX TO DEVELOPMENT AGREEMENT

This Amendment Six to Development Agreement ("Amendment Six"), for reference purposes dated _____, 2019, is by and between PIMA COUNTY, ARIZONA, a body politic and corporate ("County" or "Pima County") and TNR&S ACQUISITION, INC., an Arizona corporation ("TNR&S" or "Developer").

RECITALS

- A. County and Developer are parties to the Development Agreement recorded on September 27, 2005, in Docket 12647, Page 636, and re-recorded to insert documentation for Exhibit E in Docket 12740, Page 1447, of the Official Records of the County Recorder, Pima County, Arizona (the "Development Agreement"); and amended by Amendment One, recorded on May 22, 2008, in Docket 13312, Page 916 of the Official Records of the County Recorder, Pima County, Arizona; and amended by Amendment Two, recorded on July 14, 2009, in Docket 13599, Page 3111, in the Official Records of the County Recorder, Pima County, Arizona; and further amended by Amendment Three, recorded on October 28, 2014, at Sequence 20143010255, in the Official Records of the County Recorder, Pima County, Arizona; and further amended by Amendment Four, recorded on September 22, 2016, at Sequence 20162660599 in the Official Records of the County Recorder, Pima County, Arizona; and further amended by Amendment Five, recorded on January 23, 2018, at Sequence 20180230447 in the Official Records of the County Recorder, Pima County, Arizona. Except as otherwise expressly provided in this Amendment Six, all capitalized terms used in this Amendment Five have the same meanings given to those capitalized terms in the Development Agreement and prior amendments.
- B. Paragraph 2.5 of the Development Agreement establishes the terms, conditions, and timing of Developer's obligation to purchase and use reclaimed water on the Development Property. Paragraph 2.5.1.2 of the Development Agreement requires Developer to purchase and use reclaimed water commencing no later than a "Commencement Date" that is defined as one hundred and eighty (180) days after completion of a New Line to the boundary of the Dedication Property.
- C. The New Line has been satisfactorily completed. Therefore the contingency set forth in Section 2.5.1.1 of the Development Agreement has been satisfied.
- D. Developer has asked to extend the Commencement Date to September 25, 2020 because Developer is in discussions with the Professional Golf Association (PGA) to host a PGA Champions Tour Event at the Resort in 2020.

AGREEMENT

NOW, THEREFORE, the parties agree as follows:

1. **Recitals Incorporated.** Each of the Recitals set forth above is hereby incorporated into this Amendment Six by reference. Each party acknowledges the accuracy of the statements in the Recitals.

2. **Extension of Commencement Date.** The "Commencement Date" defined in Paragraph 2.5.1.2 of the Development Agreement is hereby changed to September 25, 2020.

3. **Effect of Amendment.** The Development Agreement, as amended by Amendment One, Amendment Two, Amendment Three, Amendment Four, Amendment Five and this Amendment Six, hereby ratified, affirmed, and approved and shall remain in full force and effect. County and Developer each acknowledge that, as of the date of this Amendment Six, the other party is not in default under the Development Agreement.

4. **Authority of Developer.** Developer represents and warrants that TNR&S is the same entity identified in the Development Agreement as "TNR&S Acquisition, Inc., a Delaware corporation," and that TNR&S currently holds fee title to the entire Resort and the entire Development Property, except any subdivided lots that are no longer subject to the Development Agreement as described in paragraph 12.14 of the Development Agreement.

5. **Counterparts.** This Amendment Six may be executed in counterparts, each of which is deemed an original, but all of which together constitute one and the same instrument.

6. **Recordation.** Promptly upon the full execution of this Amendment Six by the Parties, County will cause this Amendment Six to be recorded in the Official Records of the County Recorder, Pima County, Arizona.

PIMA COUNTY

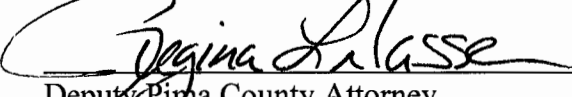
Chair, Pima County Board of Supervisors

Date: _____

ATTEST:

Clerk of the Board of Supervisors

APPROVED AS TO FORM:



Deputy Pima County Attorney

REGINA NASSEN

TNR&S ACQUISITION, INC., an Arizona corporation

By: [Signature]
Title: Vice President
Date: 8/30/19
Printed Name: Paul Jorge

STATE OF Texas)
) ss.
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 30th day of August, 2019, by Paul A. Jorge Vice President of TNR&S Acquisition, Inc., an Arizona corporation, on behalf of the corporation.

[Signature]
Notary Public

My Commission Expires:

7-1-2023

