



MEMORANDUM

13

Date: January 30, 2026

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

From: Jan Lester
County Administrator

Re: Additional Information for February 3, 2026 Board of Supervisors Meeting Related to
Item #13, Vail Crossings/Desert Vistas Community Facilities District Development and
Item #9, Formation of the Vail Crossings/Desert Vistas Community Facilities District

The referenced Resolutions are on the February 3, 2026, Board of Supervisors Agenda for consideration. In accordance with Title 48, Chapter 4, Article 6 of the Arizona Revised Statutes, Arizona counties are authorized to form community facilities districts (CFD).

Background

CFDs are separate political subdivisions that may be formed and governed by the Board of Supervisors. These districts have the authority to acquire, operate, and maintain public roads and other infrastructure. The acquisition of public infrastructure may be financed by general obligation debt issued by the CFD, and the general obligation debt may be repaid by a general obligation tax levy on property owners within the district. Similarly, maintenance of the CFD's public roads and other infrastructure may be financed by a general obligation tax levy on property owners within the district.

CFDs are formed when landowners and electors within the proposed district petition a County and file a general plan for the district. The general plan defines and describes the district including a general description of the public infrastructure to be acquired and the general areas to be improved. After reviewing the petition and general plan, the County may declare its intent to form a district.

Following the County's declaration of intent to form the district there are various public notices, hearings, and a formation election. If the district's formation is approved at election by a majority of landowners and registered voters within the proposed district, the County forms the district. If the petition is signed by all owners within the proposed district and there are no registered voters within the proposed district, the County may form the district without public notice, hearings, or a formation election.

Elections of the landowners and any registered voters within a district must be held to levy general obligation taxes and to issue general obligation debt.

JAN 30 2026 PM 02:52 PC CLK OF BD JLM

The Honorable Chair and Members, Pima County Board of Supervisors
Re: **Additional Information for February 3, 2026, Board of Supervisors Meeting Related to Item #13, Vail Crossings/Desert Vistas Community Facilities District Development and Item #9, Formation of the Vail Crossings/Desert Vistas Community Facilities District**

January 30, 2026

Page 2

Specific arrangements for the public infrastructure to be acquired by the district, the related general obligation tax levies and the related general obligation debt are documented in a community facilities district development agreement.

CFDs are separate legal entities. Counties are neither responsible nor liable for any of the costs of the district's public infrastructure, nor for any liability, debt or obligation of the district.

Vail Crossings/Desert Vistas Community Facilities District

Attachment 1 summarizes information provided in the application submitted by BP Vail Partners, LLC, BP Vail Developers, LLC, and Desert Vistas (Tucson) SVP, LLC for the formation of the Vail Crossings/Desert Vistas Community Facilities District in Pima County, Arizona. The proposed CFD will support the financing of public infrastructure for a combined 609-acre master-planned residential community named Vail Crossings/Desert Vistas, located north of the Interstate 10 and Highway 83 intersection in Supervisor District 4.

The Vail Crossings/Desert Vistas CFD application presents a comprehensive and well-structured plan to finance critical infrastructure for a large-scale residential development. The proposed financing strategy, tax structure, and phased development approach align with Pima County's planning goals and are designed to ensure affordability, transparency, and long-term sustainability.

PB Vail Partners, LLC, BP Vail Developers, LLC and Desert Vistas (Tucson) SVP, LLC have petitioned the Board of Supervisors to form the above referenced community facilities district through the following resolutions.

Resolution No. 2026-2 would result in:

1. Granting the petition to form the proposed CFD;
2. Declaration that the County may form the proposed district without public notice, hearings, or a formation election because the petition was signed by the landowners and there are no registered voters within the proposed district;
3. Approval of the CFD's general plan;
4. Identification of the Board of Supervisors as the District's governing board, the County Administrator as the District Administrator, the County Treasurer as the District Treasurer, and the Clerk of the Board as the District Clerk;
5. Authorization and approval of the Development and Intergovernmental Agreement in substantially the form submitted to the Board;

The Honorable Chair and Members, Pima County Board of Supervisors
Re: **Additional Information for February 3, 2026, Board of Supervisors Meeting Related to Item #13, Vail Crossings/Desert Vistas Community Facilities District Development and Item #9, Formation of the Vail Crossings/Desert Vistas Community Facilities District**

January 30, 2026

Page 3

6. Direction for the proper filing, recording, and distribution of the resolution.

Resolution No. 2026-VCDVCFD1 would result in:

1. Identification of the Board of Supervisors Chair and Vice Chair as District Chair and Vice Chair, the County Administrator as District Administrator, the Clerk of the Board as District Clerk, the County Finance and Risk Management Director as District Director of Finance and the County Attorney as District Counsel;
2. Authorization and approval of the Development and Intergovernmental Agreement in substantially the form submitted to the Board;
3. Ordering and calling an election on March 25, 2026. Elections of the landowners and any registered voters within a district must be held to levy property taxes for general obligation debt and operations and maintenance and to issue general obligation debt.
4. Direction for the proper filing, recording, and distribution of the resolution.

Should the Board of Supervisors decide not to approve the resolution to form the Vail Crossings/Desert Vistas Community Facilities District in accordance with A.R.S. §48-702 B, the Board would need to provide a written basis for not adopting the resolution and identify the specific changes needed for the application to be approved.

Recommendation

I recommend the Board of Supervisors approve Resolution No. 2026-2 for the formation of the Vail Crossings/Desert Vistas Community Facilities District and Resolution No. 2026-VCDVCFD1 for the authorization and approval of the Development Agreement in substantially the form submitted and then ordering and calling of an election to issue debt and levy property taxes on the landowners within the district.

JKL/anc

Attachment

c: Carmine DeBonis, Jr., Deputy County Administrator
Steve Holmes, Deputy County Administrator
Art Cuaron, Director, Finance and Risk Management Department
Chris Poirier, Director, Development Services Department

ATTACHMENT 1

Vail Crossings/Desert Vistas Community Facilities District Summary

1. Project Overview

- **Developer:** BP Vail Partners, LLC, BP Vail Developers, LLC and Desert Vistas (Tucson) SPV, LLC
- **Project Name:** Vail Crossings/Desert Vistas
- **Location:** North of the I-10 and Highway 83 intersection in Pima County, AZ
- **Total Combined Area:** 609 acres
- **Planned Combined Residential Units:** 1,180 single-family homes
- **Open Space and Parks Combined:** 278.9 acres
- **Estimated Groundbreaking:** 2026
- **First Home Closings:** Expected in 2027

2. Purpose and Structure of the CFD

The Vail Crossings/Desert Vistas CFD is proposed to:

- Finance public infrastructure through the issuance of General Obligation (GO) Bonds
- Support the development of roads and sewer systems
- Align with Pima County's Comprehensive Plan (Pima Prospers) and promote healthy, inclusive community development

CFD Financial Structure

Item	Amount
Total Infrastructure Cost	\$87.0 million (2025 dollars)
CFD-Eligible Costs	\$17.0 million
CFD-Funded via GO Bonds	up to \$22.5 million
Target Debt Service Tax Rate	\$2.50 per \$100 assessed value
Operations & Maintenance (O&M) Tax	\$0.30 per \$100 assessed value (may increase to \$0.50)

Vail Crossings/Desert Vistas Community Facilities District Summary

3. Infrastructure

Key Infrastructure Components

- **Roadways:** Collector Road, Colossal Cave/Frontage Road Signalization and lanes, Benson Highway Improvements, Sundown Boulevard
- **Sewer & Water:** Offsite sewer improvements

4. Financial Feasibility and Tax Impact

Bond Issuance and Taxation

- GO Bonds will be issued over a 25-year period with fifteen (15) year maturities after infrastructure conveyance to the County
- Estimated additional ad valorem tax: \$2.50 per \$100 of assessed value
- O&M tax: \$0.30 per \$100 of assessed value
- Total estimated tax rate (including overlapping jurisdictions): \$18.6487

Comparative Tax Rates

Community	Total Tax Rate
Vail Crossings/ Desert Vistas	\$18.6487
Rocking K South	\$18.8487
Rancho Sahuarita	\$20.5480
Quail Creek	\$13.2050

Vail Crossings/Desert Vistas Community Facilities District Summary

5. Market Absorption and Revenue Projections

Absorption Schedule

Year	Units Absorbed
2026–2027	162
2028	335
2029	348
2030	255
2031	80
Total	1,180

Revenue Generation

- Assessed valuation expected to increase steadily with home construction

6. Governance and Maintenance

- The CFD will not own or maintain public infrastructure
- Infrastructure will be dedicated to Pima County

7. Homebuyer Disclosure and Compliance

- Homebuyers will receive a disclosure form detailing CFD-related taxes and obligations
- Signed acknowledgment required and filed with the County
- Marketing materials will reference the existence of the CFD
- Annual HOA briefings on CFD status and finances

Vail Crossings/Desert Vistas Community Facilities District Summary

8. Development Agreements

- A Project Development Agreement has been submitted to Pima County
- The agreement supports CFD formation and outlines responsibilities for infrastructure and amenities
- No amendments to the agreement are required for CFD formation