



MEMORANDUM

Date: May 9, 2017

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

From: C.H. Huckelberry
County Administrator 

Re: **Addressing Dilapidated and Abandoned Properties in the City of South Tucson**

Please see the attached April 28, 2017 memorandum from the Deputy County Attorney indicating the City of South Tucson's request for assistance regarding dilapidated and abandoned properties.

I have discussed this matter with the County Attorney. The County has certain authorities in the public health area and through the Department of Environmental Quality and Health Department; hence, I have agreed to provide this assistance to the City of South Tucson.

The County took a similar action in the unincorporated community of Ajo, Arizona. This action has resulted in significantly improved conditions within the community, providing for a safer community and increased property values and tax base.

I have asked Deputy County Administrator Carmine DeBonis, Jr. to coordinate our assistance effort with City of South Tucson representatives and various County departments and agencies in support of City of South Tucson staff and legal counsel.

CHH/anc

Attachment

c: Amelia Cramer, Chief Deputy County Attorney
Lesley Lukach, Deputy County Attorney
Michael LeBlanc, Deputy County Attorney
Jan Leshner, Chief Deputy County Administrator
Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Dr. Francisco Garcia, Assistant County Administrator
Ursula Nelson, Director, Department of Environmental Quality



MEMORANDUM

Pima County Attorney's Office
Civil Division
32 North Stone Ave, Suite 2100
Phone 520.724.5700 Fax 520.620.6556

To: C.H. Huckelberry, County Administrator
From: Lesley M. Lukach, Deputy County Attorney 
Date: April 28, 2017
Subject: Addressing Dilapidated/Abandoned Properties in the City of South Tucson

The City of South Tucson's City Attorney, Bobby Yu, contacted Chief Deputy County Attorney Amelia Cramer and requested a meeting to discuss options for addressing dilapidated properties located in the City of South Tucson. The meeting took place on April 20, 2017, and attendees included Chief Deputy Cramer, Civil Deputy County Attorneys Michael LeBlanc and me, City of South Tucson City Manager Sixto Molina, City Attorney Bobby Yu, and the City's Public Works Director Angel Lopez.

Discussions at the meeting included various strategies for addressing dilapidated or abandoned properties and Pima County's successful initiative to address distressed properties in Ajo. The discussion touched on the possibility that nuisances defined in A.R.S. § 36-601 may fall under the jurisdiction of either the Director of Pima County Department of Environmental Quality or the Director of the Pima County Health Department, while other issues, such as violations of the municipal building code, zoning code, and fire code would be exclusively under the jurisdiction of the City of South Tucson. PCAO offered assistance to Mr. Yu in assessing legal options and strategies.

Mr. Molina and Mr. Yu inquired whether Pima County might partner with the City of South Tucson to conduct an initiative there similar to what was conducted in Ajo with joint, coordinated actions to address all the various code violations on each property at the same time. We informed them that this would be a matter for the County Attorney and our client representatives in Pima County government, including the County Administrator and individual department heads, to decide.

We consulted with the County Attorney, and she agreed to provide assistance from our Office if and as desired by County Administration. If you are interested in exploring the possibility of pursuing such a partnership, we recommend convening a meeting to discuss this matter. We would suggest inviting to such a meeting Deputy County Administrator Carmine DeBonis, Jr. who coordinated the Ajo effort, Assistant County Administrator Dr. Francisco García, Department of Environmental Quality Director Ursula Nelson, along with Mr. Molina, Mr. Lopez, Mr. Yu, and from our office Mr. LeBlanc, who was the Deputy County Attorney on the Ajo effort, and me.

Please let me know how you wish to proceed.

c: Amelia Craig Cramer, Chief Deputy County Attorney
Michael LeBlanc, Deputy County Attorney