



MEMORANDUM

Date: March 27, 2018

To: Diane Frisch, Director
Attractions and Tourism

From: C.H. Huckelberry
County Administrator

A handwritten signature in black ink, appearing to be "CH Huckelberry", written over the printed name of the County Administrator.

Re: **Community Performing Arts Center**

The Community Performing Arts Center (CPAC) was built in Green Valley and constructed using County bonds. This facility was built in three phases, with Pima Community College (PCC) actually constructing part of the first phase with bonds approved by the PCC district. The County initially operating certain recreational and other programs in the facility and PCC offered classes, both of these uses have been long-removed from the facility.

This facility is now solely operated by CPAC, but PCC has leased a portion of their property to the Osher Lifelong Learning Institute at The University of Arizona (OLLI-UA), complicating the management of this facility has been this dual ownership of both PCC and the County. The lease with OLLI-UA from PCC expires July 31, 2020.

The County has successfully negotiated an agreement with PCC to manage the entire facility, including the PCC portion, subject to PCC providing capital repair funding in the future. The PCC portion of the facility has some needed capital improvements to provide long-term maintainability for their structures and I believe they are committed to provide same.

The County has now drafted a lease or operating agreement for the entire facility and will give CPAC the first opportunity to enter into an agreement, wherein they would pay all costs associated with operating the entire complex and would operate it as a nonprofit entity on our behalf, subject to the OLLI-UA sublease and our written agreement with PCC.

The purpose of this background information is for Attractions and Tourism to have oversight of this County facility operated by a nonprofit. This is no different from any other attractions built on County property and operated by nonprofit entities.

In the recent past, this property has had some controversy associated with discussions the County had separately with Green Valley Recreation (GVR) to provide certain maintenance services. These discussions were interpreted as an attempt by GVR to takeover the facility. I believe those rumors have been debunked, but given the startup of new long-term use negotiations and discussions with CPAC, I am sure this controversy will reappear.

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Our primary purpose in leasing the facility is to relieve the County of annual operating and maintenance costs, but evaluate on a year-by-year basis, major capital repairs that may be necessary for the facility and would be the responsibility for Pima County or PCC.

CHH/lab

c: The Honorable Steve Christy, Member, Pima County Board of Supervisors
Jan Leshar, Chief Deputy County Administrator
Tom Burke, Deputy County Administrator for Administration
Lisa Josker, Director, Facilities Management