



## COUNTY ADMINISTRATOR'S OFFICE

PIMA COUNTY GOVERNMENTAL CENTER  
130 W. CONGRESS, FLOOR 10, TUCSON, AZ 85701-1317  
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C.H. HUCKELBERRY  
County Administrator

May 30, 2018

Michael Finkelstein, Board Chair  
Community Performing Arts Center Foundation  
P.O. Box 1301  
Green Valley, Arizona 85622

Re: **Your Letter May 25, 2018**

Dear Mr. Finkelstein:

I appreciated your response to my letter of May 4, 2018. Based on your decision to submit your budget based on the current operating model, I have asked our staff to develop an appropriate plan to lease or rent the balance of the facility to another user. This includes consolidating some space presently used by Osher Lifelong Learning Institute (OLLI). Our preference would be to lease the space to a nonprofit organization who will be able to offset the county's cost in maintaining that portion of the leased space.

I very much appreciate your cooperation in this matter, we look forward to renewing your lease for limited space within the facility.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Huckelberry", is written over a light blue horizontal line. The signature is fluid and cursive.

C.H. Huckelberry  
County Administrator

CHH/mp

Enclosure

c: The Honorable Steve Christy, Member Pima County Board of Supervisors, District 4  
Jan Leshner, Chief Deputy County Administrator  
Tom Burke, Deputy County Administrator for Administration  
Lisa Josker, Director, Facilities Management  
Diane Frisch, Director, Pima County Attractions and Tourism



May 25, 2018

C.H. Huckelberry  
Pima County Administrator  
130 W. Congress, 10<sup>th</sup> Floor  
Tucson, AZ 85701-1317

Dear Mr. Huckelberry:

Thank you for your letter of May 4 regarding the transition to a single operator at the CPAC site.

We appreciate the assignment of Roberta Small to spend substantial time here, to enable her to understand the actual costs of running the Learning Center and the Arts Center sites, and to participate in the scheduling of activities in the Learning Center. Working with her will allow us to develop jointly a viable, financially responsible solution to transition the total operating responsibilities for the combined Learning Center and Performing Arts Center to the CPAC Foundation. In developing that solution, please recall that our mission is to maintain a self-sustaining performing, educational, and visual arts center.

We will shortly be submitting our 2018-2019 operating budget to the County. This budget is based on our current operating model and can be updated in the future, as we and Roberta develop a better understanding of both the utility costs for the areas currently occupied by CPAC in Phase 1 buildings and the "new" costs we would incur in taking over the Learning Center. Further, since OLLI occupies an office when in session and occasionally uses the rehearsal room for classes, it does not seem unreasonable that they should also be asked to pay a pro rata portion of the electric bill for the office and rehearsal room.

With CPAC paying its properly allocated electrical costs, it is important for us to have access to the AC controls reasonably soon. The County has certainly been responsive to our needs about scheduling, but, control at the point of use has potential for cost savings, a topic of intense interest to us.

If the County plans to program the classrooms with various activities, we request use of the Art Room, one of our long anticipated goals. We fully expect that we can fill the Art Room during the busy months with classes. We look forward to a discussion on the rental rates.

Thank you for your continued interest in our facility.

Sincerely,

Michael Finkelstein,  
Board Chair

cc: Steve Christy, Pima County Board of Supervisors, District 4  
Lisa Josker, Director, Facilities Management  
Diane Frisch, Director, Pima County Attraction and Tourism

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