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# MEMORANDUM

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Date: June 6, 2019

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

From: C.H. Huckelberry  
County Administrator 

Re: **Rental Property Revenue and Expenses**

Supervisor Ally Miller requested information regarding properties the County pays rental fees on as well as those where we receive rent for County property.

Attachment 1 is a list of those properties that the County pays annual rent to lease buildings and other property for our use. The total amount of annual rent paid by the County is \$1,304,459. Please note, several of the high value rent/lease values will be consolidated into the Northwest Service Center. These include the North Clinic, the Youth Employment One Stop Center, Adult Probation and Community Services, Employment and Training.

The County also leases County-owned buildings to private and/or public sector tenants. In total, the rents received from these tenants are \$3,485,688. (Attachment 2)

In addition, as shown in Attachment 3, the County receives rent payments from Enterprise and Special Revenue Funds for providing County public facilities for these departments and agencies. The total amount of rent revenue from these County special revenue/enterprise-funded departments is \$2,944,662.

CHH/anc

Attachments

c: Tom Burke, Deputy County Administrator for Administration  
Michelle Campagne, Director, Finance and Risk Management

# ATTACHMENT 1

Prima County Rental Fee Payment Summary  
For Fiscal Year 2019

Lessor	Address	Prima County Use	Square Footage	Annual Rent
Ajo Realty	532 W Hospital Rd, Ajo, AZ	County Attorney	682	10,800
Arizona Aviation Associates LLC	1840 E Valencia Road	Prima County Sheriff Hangar	19,166 sf land / 10,000 hangar-	117,937
Arizona State Land Department	2110 S -10-0-E-20-10-031-1004	Solid Waste Transfer Station	3,740 acres	3,000
Arizona State Land Dept.		King 98 - Agricultural Lease	410.09 Acres	2,051
Arizona State Land Dept.		Bar V Grazing Lease	12,674.19 Acres	634
Arizona State Land Dept.		M Diamond Grazing Lease	7,797.90 Acres	390
Arizona State Land Dept.		Buckelew Grazing Lease	1,971.09 Acres	99
Arizona State Land Dept.		T9 Grazing Lease	1,097.40 Acres	55
Banner-University Med. Ctr So.		Lease Covers Janitorial Services/Security for Court		110,400
Bruce Wayne, LLC	3550 North First Avenue, Suite 280	North Clinic	8,150	123,948
CFS&A Community Campus, LLC	5049 E Broadway, Suite #105	Office space to provide support for new and existing non-profit businesses	1,120	20,857
City of Tucson	320 N Commerce Park Loop	Youth Employment One-Stop Center	6,407	76,884
Crown Atlantic Company, LLC	Beacon Hill	Tower Rental		13,283
Daveck Properties, LLC	3781 N Highway Dr. Bldg 2	Adult Probation Office	7,500	91,203
Int'l Sonoran Desert Alliance	15 West Plaza Street #179, Ajo, AZ	Ajo Branch Library	5,240	37,323
Kash Property Management, Inc.	4955 N Shamrock Place	PC Juvenile Court	11,339	199,874
Larry Klingler	15631 N Oracle Rd #191	Dewhurst Catalina Library	2,402.6	51,765
Larry Klingler	15631 N Oracle Rd #175	Catalina Sheriff's Substation	747.9	16,116
Redyus Development LLC	8180 E Broadway	Adult Probation East	12,631	202,222
Tucson Airport Authority - Sub lease		Ryan Field Land - Tenant Improvements for solid waste collection and transfer equipment and a cashier's booth.	130,500 sf land	4,249
Tucson Unified School District	6855 So. Mark Rd.	Southwest Library	2,270	15,000
United Way Capital Corp.	340 N Commerce Park Loop	Community Services Employment & Training	11,686	197,344
USDA Forest Service	Mt. Lemmon Communications Facility	Communications Use - Lease indicates cell provider reimbursement		9,026
		<b>Total</b>		<b>\$ 1,304,459</b>

# ATTACHMENT 2

**Pima County Rental Lease Income Summary  
For Fiscal Year 2019**

Tenant Information	Location	Monthly <sup>1</sup> Lease Amount as of May 31, 2019	Fiscal Year 2019 Annual Amount	Receiving Fund
<b>Rent received from External Tenants</b>				
Tucson Indian Center	160 N Stone Ave	13,240 / Qtr	52,960	General Fund
World View	1805 E Aerospace Pkwy	59,167	710,000	General Fund
General Fund Subtotal			762,960	
Accelerate Diagnostics	2980 E Ajo Way	78,995	946,751	Facilities Renewal
Ajo Community Health Care	120 W Estrella Ave	1,267	15,204	Facilities Renewal
Arizona Department of Transportation	7330 N Shannon Rd	37,228 / Yr	37,228	Facilities Renewal
Arizona Department of Transportation	601 N La Cañada Dr	7,946 / Yr	7,946	Facilities Renewal
Baggin's Inc	33 N Stone Ave	5,088	61,207	Facilities Renewal
Bank of America Nat'l Association	33 N Stone Ave	1,500	18,000	Facilities Renewal
Banner-University Medical Center South Campus, LLS	3950 N Country Club Rd	25,659	307,911	Facilities Renewal
Caterpillar	97 E Congress St	45,914	550,968	Facilities Renewal
C-Cubed Unlimited, Inc: Dba Quik Print	33 N Stone Ave	5,360	61,658	Facilities Renewal
De La Warr Investment Corp	33 N Stone Ave	2,301	27,610	Facilities Renewal
Eleven Café	33 N Stone Ave	1,093	13,344	Facilities Renewal
Metropolitan Tucson Convention & Visitors Bureau d/b/a Visit Tucson	115 N Church Ave	23,667	118,333	Facilities Renewal
Pima County Community Land Trust ("PCCLT")	17 N Linda Ave	1,400	16,800	Facilities Renewal
United Community Health Care - Facilities & Transportation	1150 Whitehouse Canyon Rd	10 / Yr	10	Facilities Renewal
United Community Health Ctr- Maria Auxiliadora, Inc.	28720 S Nogales Hwy	10 / Yr	10	Facilities Renewal
University of Arizona	3950 N Country Club Rd	18,752	221,759	Facilities Renewal
University of Arizona	3950 N Country Club Rd	17,146	205,755	Facilities Renewal
University of Arizona	3950 N Country Club Rd	5,182	62,184	Facilities Renewal
University of Arizona	530 Whitehouse Canyon Rd	100	100	Facilities Renewal
Facilities Renewal Fund Subtotal			2,672,778	
Marana Unified School District: Geasa - Marana Library	13370 N Lon Adams Marana	49,950 / Yr	49,950	Library District
Library District Fund Subtotal			49,950	
<b>Total Rent Received from External Tenants</b>			<b>3,485,688</b>	

# ATTACHMENT 3

Tenant Information	Location	Monthly <sup>1</sup> Lease Amount as of May 31, 2019	Fiscal Year 2019 Annual Amount	Receiving Fund
<b>Rent Received from Departments</b>				
Attractions & Tourism	130 W. Congress, 5th Floor	982	11,779	Facilities Renewal
Community Development	801 W. Congress	5,364	64,365	Facilities Renewal
Community Development	2797 E. Ajo Way	1,469	17,628	Facilities Renewal
Community Services	2797 E. Ajo Way	14,296	171,551	Facilities Renewal
Environmental Quality	33 N. Stone Ave., 7th Floor	8,478	101,736	Facilities Renewal
Development Services	201 N. Stone Ave.	21,933	263,198	Facilities Renewal
Finance - Risk Management	130 W. Congress, 9th Floor	3,713	44,550	Facilities Renewal
Health Department Bio-Terrorism Storage	1505 E. Apache Park Place	4,346	52,149	Facilities Renewal
Health Department Warehouse	1505 E. Apache Park Place	7,675	92,098	Facilities Renewal
Health Department TB Clinic	2980 E. Ajo Way	4,002	48,024	Facilities Renewal
Health Department	3950 S. Country Club Rd.	48,994	587,932	Facilities Renewal
Health Department	6920 E. Broadway Blvd.	9,918	119,016	Facilities Renewal
Health Department-W/C	175 W. Irvington Rd.	3,370	40,440	Facilities Renewal
Human Resource Benefits	150 W. Congress, 4th Floor	2,265	27,174	Facilities Renewal
ITD-Telecom/Infrastructure	33 N. Stone Ave., 12th Floor	9,762	117,149	Facilities Renewal
ITD-Server and Storage	3434 E. 22nd Street	4,949	59,393	Facilities Renewal
ITD-Server and Storage	33 N. Stone Ave., 14th Floor	9,796	117,548	Facilities Renewal
ITD-Computer Hardware	150 W. Congress, 6th Floor	7,970	95,645	Facilities Renewal
ITD-Server and Storage (data center)	150 W. Congress, 6th Floor	2,853	34,230	Facilities Renewal
ITD-Phone & Computer Equipment Storage	150 W. Congress, 2nd Floor	1,138	13,650	Facilities Renewal
ITD-Storage/Downtown Distribution	110-150 W. Congress, B Level	2,254	27,045	Facilities Renewal
ITD-Wiping/Shipping & Receiving	1313 S. Mission Rd., Bldg. 27 South	4,444	53,329	Facilities Renewal
PCWIN	3434 E. 22nd Street	1,538	18,457	Facilities Renewal
PCWIN-Wireless Services	3434 E. 22nd Street	3,113	37,352	Facilities Renewal
Prima Vocational High School	175 W. Irvington Rd.	3,434	41,208	Facilities Renewal
Regional Flood Control District	201 N. Stone Ave.	15,933	191,199	Facilities Renewal
Regional Wastewater Reclamation	201 N. Stone Ave.	23,783	285,396	Facilities Renewal
Transportation	201 N. Stone Ave.	17,618	211,421	Facilities Renewal
Facilities Renewal Fund Subtotal			2,944,662	
<b>Total Rent Received from Departments</b>			<b>2,944,662</b>	
<b>Total Rent Revenue</b>			<b>6,430,350</b>	

<sup>1</sup> Amounts presented are per month unless stated otherwise.

Note: The amounts presented above do not include any utility or operations and maintenance reimbursements, taxes or other charges.