



MEMORANDUM

Date: October 14, 2020

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

From: C.H. Huckelberry
County Administrator *CHH*

Re: **Acquisition of restrictive easement on property within the Davis-Monthan Air Force Base Approach/Departure Corridor (ADC) under the REPI Program**

In 2017, the Board approved Pima County entering into an Encroachment Management Agreement (EMA) with the United States Air Force (USAF) associated with the successful application by Davis-Monthan AFB (DMAFB), in partnership with Pima County, for Federal Readiness Environmental Protection Integration (REPI) program grant funds. The REPI program assists military installations in preventing, removing or mitigating encroachment that can restrict training and vital operations. The County partnered with DMAFB and was able to provide the necessary REPI grant match using the County's past earmarked 2004 bond acquisitions within the ADC for encroachment prevention. The REPI program is a 5-year program in which installations can continue to apply annually for additional funds. To date, DMAFB has been awarded \$7.25 million in REPI grant funds for acquisition of restrictive easements on properties to prevent incompatible encroachment.

Through the REPI program, DMAFB worked closely with the County to identify properties with incompatible uses in five Priority Areas, with the first priority being within and adjacent to the ADC. One of the greatest constraints on Air Force military installations and their operations is incompatible encroachment, especially within vital flight corridors, which is one of the criteria assessed in a Base Realignment and Closure (BRAC) process. These incompatible uses can include, residential (single family houses or multi-family apartments), storage/distribution of hazardous materials, education facilities and uses with very high numbers of employees creating areas of high-density use, such as the Amazon distribution center.

Per the EMA, all acquisitions and their associated due diligence costs are paid with REPI funds from DMAFB, with the County negotiating and acquiring these easements on behalf of the base. In 2018, the County purchased a restrictive use easement to remove the allowed residential use on 3.5 acres within the DMAFB Accident Potential Zone (APZ) inside the ADC. Today, the County was able to negotiate the purchase of a restrictive use easement over 140 acres adjacent to the APZ inside of the Departure Corridor for \$5.85 million. Due to the overall size of the parcel, the total number of lots (99), and its existing grandfathered plat known as VP Commerce Center, this property has been a high priority easement acquisition for DMAFB. The VP Commerce Center property, owned by Title Security Agency, with its existing zoning

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and subdivision status, has the potential of allowing up to 2,800 employees. It is located just east of the current Amazon distribution center, and has the potential of creating another very high-density cluster of employees within this critical DM flight path. This possibility is of great concern for the base. With full agreement from the property owner, the acquisition of a restrictive easement over the entire property would reduce and cap the number of employees, would restrict development on portions of the property in close proximity to the APZ, but while still allowing for limited commercial development of the remaining property.

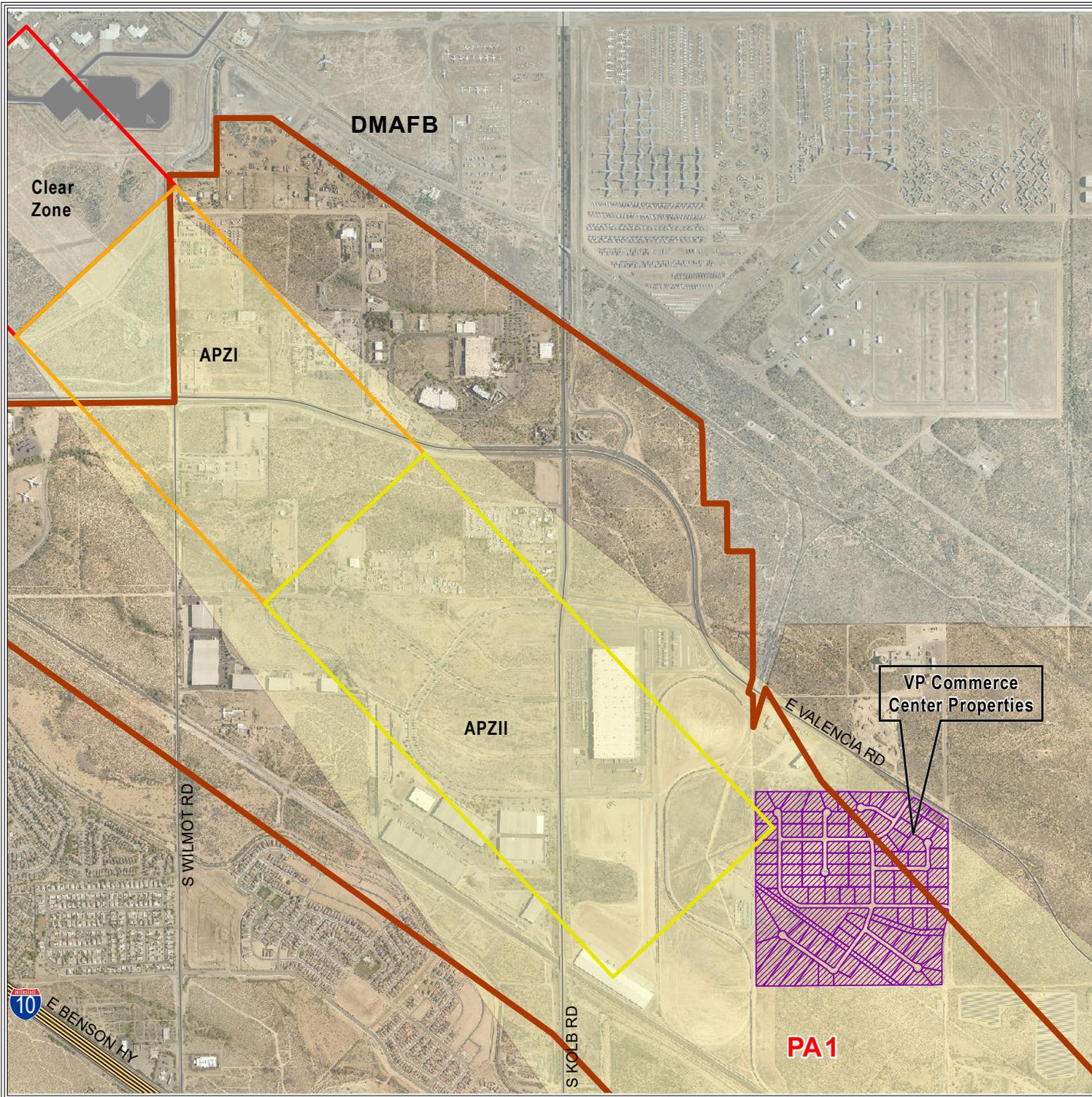
This negotiated restrictive easement is a win-win for all parties involved. The agenda item for this acquisition is scheduled for the October 20, 2020 Board of Supervisors meeting.

CHH/dr

Attachment

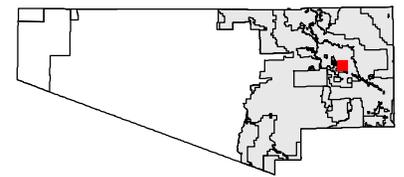
c: Diana Durazo, Special Projects Manager, County Administrator's Office

**DAVIS-MONTHAN AFB:
REPI PROGRAM
PRIORITY AREA 1
Title Security Agency
TR 2012
VP Commerce Center
Property**



-  VP Commerce Center Properties
-  Clear Zone
-  Accident Potential Zone 1
-  Accident Potential Zone 2
-  REPI Priority Area 1
-  DM Departure Corridor
-  Davis Monthan AFB

Pima County Index Map



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