



MEMORANDUM

Date: June 8, 2021

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

From: C.H. Huckelberry 
County Administrator

Re: **Transmittal of Business Plan and Master Developer Partnership Agreement for Kino Sports & Entertainment Complex**

I have previously provided several memoranda regarding efforts to select a master developer partner for the remaining undeveloped 87 acres of Kino Sports Complex property south of Interstate 10. County development of what is today the Kino Sports Complex has occurred over several decades, with the land purchase and preliminary concept planning for the South Complex occurring in 2014.

On April 20, 2021, the Board of Supervisors approved a Predevelopment Services Agreement with Knott Development authorizing further design and financial due diligence work on the Iceplex and Fieldhouse components of the plan for the south acreage. At that time, it was indicated that a full business plan and development agreement for all proposed elements of the Kino Sports & Entertainment Complex were being refined and would be distributed. The full proposal includes the previously identified Iceplex and Fieldhouse, as well as a Multi-purpose Entertainment Venue, Outdoor Stadium, Parking Garage and supporting hospitality, restaurant, retail and outdoor public spaces.

The following documents are now available for review at the provided links:

[Kino District Business Plan](#)

[Kino District Business Plan Financial Appendix](#)

[Master Developer Partnership Agreement](#)

The purpose of this transmittal is to make these materials available in sufficient time before the Board is asked to consider approval on July 6, 2021. The information contained within is the result of a procurement solicitation issued by the County in February 2020. The documents are final draft versions that may be updated as additional input is gathered.

In the coming weeks, I will provide additional correspondence summarizing the various aspects of the proposal, the structure of the partnership with Knott Development and the financial arrangement which does not include expenditure of public funds.

The Honorable Chair and Members, Pima County Board of Supervisors

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In the meantime, Deputy County Administrator Carmine DeBonis Jr., is available to meet or answer questions on the project. Likewise, Frank Knott is coming to Tucson every other week and is available to meet. Mr. DeBonis and Mr. Knott will also be expanding outreach efforts with community partners and stakeholders.

CHH/anc

c: Jan Leshar, Chief Deputy County Administrator
Carmine DeBonis Jr., Deputy County Administrator
Nancy Cole, Director, Capital Program Office
Reenie Ochoa, Director, Stadium District & Kino Sports Complex
Terri Spencer, Director, Procurement