

426.6 Davis-Monthan Air Force Base Land Acquisition Program

Location: Multiple parcels located within the Davis-Monthan Air Force Base (Base) along its southern boundary, north of Valencia Road.

Scope: Acquire as County-owned open space, unimproved or minimally improved parcels, which are located within the Base along its southern boundary to maintain and preserve the integrity of operations, and lease same to the United States Air Force as long as Davis-Monthan remains an active Base. There is also the possibility that the United States Air Force would acquire one of more of the properties with the bond funding.

Basic Acquisition Guidelines: The following guidelines shall apply to all property acquisitions or the acquisition of rights in property associated with the Davis-Monthan Air Force Base Land Acquisition Program.

1. **Acquisition Amount** – No property and/or rights in property shall be acquired unless the amount to be paid is at or near the value established by an appraisal commissioned by the County that meets minimum standards for land acquisition as defined by Uniform Standards for Professional Appraisal Practice. Disputed appraisals or purchase offers may be settled through condemnation proceedings in Superior Court.

2. **Independent Review** - The Board of Supervisors shall establish a Davis-Monthan Land Acquisition Advisory Committee, which will include one member appointed by the Davis-Monthan Base Commander, one member appointed by Davis-Monthan Civil Engineering, one member appointed by DM-50, one member appointed by the Southern Arizona Defense Alliance, one member appointed by the Chamber of Commerce, one member appointed by the City of Tucson, and one member appointed by the County Administrator.

Benefits: As the region's fourth largest employer, and a key component of our country's defense structure, Davis-Monthan is an important asset to Pima County and the Nation. As defense budgets shrink and the Department of Defense assesses missions and operating costs of installations across the world, it is imperative that local impediments and operating costs be minimized. The Base currently leases 232 acres (9 private parcels and 1 State Trust land parcel) within the Base perimeter. The annual operating costs to the Base associated with leasing these parcels are significant and restrict the flexibility of the Base to fully utilize the land within its boundaries. Acquisition of these properties minimizes the costs and improves viability of base operations. This effort builds upon the County's past efforts to assist the Base in preventing encroachment from hindering operations. In 2004, voters approved \$10 million for the Prevention of Urban Encroachment of Davis-Monthan Air Force Base program. The County acquired 18 parcels totaling 461 acres within the Base's approach/departure Corridor for \$10 million, minimizing concerns about encroachment within the approach/departure corridor, but did not address the parcels leased to the Base within the Base perimeter.

Total Cost Estimate: \$5,000,000

Bond Funding Estimate: \$5,000,000

Other Funding Estimate: None at this time. State Military Installation Fund grants may be available, subject to annual appropriation, to acquire parcels that have potential impact on base operations.

Total Cost Estimate by Major Task: \$5,000,000 for land acquisition.

Implementation Periods: 1, 2

Project Schedule by Major Task: Land acquisitions over 4 years

Project Manager: Pima County (Project requested by Davis-Monthan Air Force Base)

Operator: The Base will maintain the properties through a lease agreement with Pima County.

Regional Benefits: Project increases viability of operations and increases argument for maintaining the Base as an active military base, both of which are regional objectives.