

Pima County **BOND** PROGRAM *Update*



*Semi-Annual Report for Fiscal Year 2010/2011
Period Ending December 31, 2010*

Introduction

The 1997 General Obligation and Sewer Revenue bond authorization was reported substantially complete in June 2007. The capital improvement program continues with implementation of the three active bond authorizations: the 1997 Highway User Revenue Fund (HURF) bonds; 2004 General Obligation (GO) and Sewer Revenue bonds; and the 2006 GO bonds for the Psychiatric Hospital and Urgent Care Facilities. During the first six months of FY 2010/2011, there have been ten projects and sub-projects completed and two open space acquisitions totaling \$11.7 million. This update provides the progress of these bond authorizations as of the end of December 2010.



Roy Place Commercial Building Restoration, completed.

Financial Summary

Bond Authorization and Sales

The three active bond authorizations have had 18 bond sales, totaling \$1.2 billion, leaving 21 percent of the bond authorizations remaining to be sold. There have been no bond sales in the first six months of FY 2010/2011. The next sale of \$75 million GO Bonds is planned for the spring of 2011. Revenue collected from secondary property taxes is used to pay off GO debt on issued bonds. Transportation revenue bonds are issued and repaid with funds received from street and highway user revenue. Street and highway user revenue consists of taxes received from the State of Arizona's distribution of HURF funds from multiple sources, including the vehicle license tax, fuel tax, motor carrier fees and use taxes. Sewer revenue bonds and WIFA loans are issued and repaid with sewer user and connection fees. For detailed financial information, please refer to the Comprehensive Annual Financial Report (CAFR) at: www.pima.gov/finance/reports.shtml#.

Bond Sales

Bonds	Total Authorization (Million)	Total Bond Sales (Million)	Remaining Authorization (Million)	Percent Remaining
1997 General Obligation	\$ 257.0	\$ 243.1	\$ 13.9	5%
1997 Sewer Revenue	\$ 105.0	\$ 105.0	\$ 0.0	0%
1997 HURF Revenue	\$ 350.0	\$ 242.2	\$ 107.8	31%
2004 General Obligation	\$ 582.2	\$ 409.5	\$ 172.7	30%
2004 Sewer Revenue	\$ 150.0	\$ 150.0	\$ 0.0	0%
2006 General Obligation	\$ 54.0	\$ 27.0	\$ 27.0	50%
Total	\$ 1,498.2	\$ 1,176.8	\$ 321.4	21%

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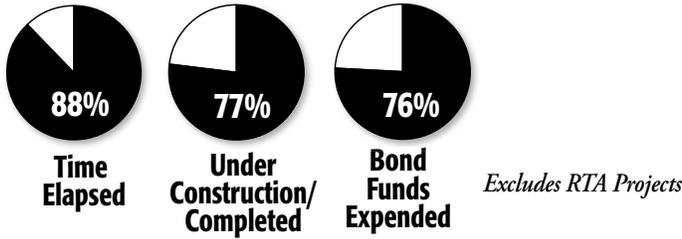
Chuck Huckelberry

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1997 HURF Revenue Bond Authorization



1997 HURF Revenue Bonds	Authorization
Total HURF Revenue Bonds	\$350 million
Less RTA Projects Allocation	\$ 66 million
Balance for Bond Program	\$284 million

Summary

The 1997 HURF Bond Program was originally planned for completion by FY 2013/2014. However, due to a lack of HURF revenue caused by the economic downturn, and the need for additional funding for some projects, the program will take longer to complete. The Program includes 58 projects with a bond authorization of \$350 million. With the approval of the Regional Transportation Authority (RTA) plan, nine of these projects, with approximately \$66 million in bond authorization, will now be included in the RTA status reports. Completion of these projects is contingent upon

RTA funding and priorities. The remaining \$284 million in authorization consists of 47 site-specific projects and two multi-project programs. The two multi-project programs, Safety Improvements and Neighborhood Transportation Improvements, have spent approximately 64 percent of the authorized bond funds and will continue to complete projects as funding allows. At the end of December 2010, 36 of the 47 site-specific projects or 77 percent are completed or under construction, and 76 percent or \$217 million of the \$284 million bond authorization has been spent.

Questions	Site-Specific Projects*	Completed/Construction	Design	Future	Discontinued
HURF Revenue Bonds	47	36	1	9	1

* Excludes program sub-projects and RTA projects

Future Projects*

Bond Number	Name	Bond Authorization
DOT-07	Orange Grove Road at Geronimo Wash	\$ 0.8 million
DOT-11	Drexel Road, Tucson Boulevard to Alvernon Way	\$ 6.5 million
DOT-18	Cortaro Farms Road, UPRR crossing to Thornydale Rd.	\$ 10.6 million
DOT-23	Thornydale Road, Cortaro Farms Road to Linda Vista Blvd.	\$ 1.0 million
DOT-24	Mainsail Boulevard and Twin Lakes Dr, Twenty-Seven Wash	\$ 2.7 million
DOT-32	Kolb Road, Sabino Canyon Road to Sunrise Drive	\$ 10.0 million
DOT-44	Orange Grove Road, Thornydale Road to Oracle Road	\$ 20.0 million
DOT-50	Kinney Road, Ajo Way to Bopp Road	\$ 3.8 million
DOT-53	Old Tucson-Nogales Highway-Summit Neighborhood	\$ 1.1 million

* Future meaning no formal activity is ongoing.

Regional Transportation Authority Projects (Supplemented by Bond Funds)

Bond Number	Name
DOT-06	Magee Road, La Cañada Drive to Oracle Road
DOT-10	La Cañada Drive, Ina Road to Lambert Lane
DOT-20	La Cholla Boulevard: Ruthrauff Road to River Road
DOT-28	Speedway Boulevard, Camino Seco to Houghton Road
DOT-29	Houghton Road, Golf Links to I-10
DOT-31	Tanque Verde Road, Catalina Highway to Houghton Road
DOT-37	I-19 Northbound Frontage Rd: Canoa to Continental
DOT-40	Grant Road, Oracle Road to Park Avenue
DOT-56	Broadway Boulevard, Euclid Avenue to Campbell

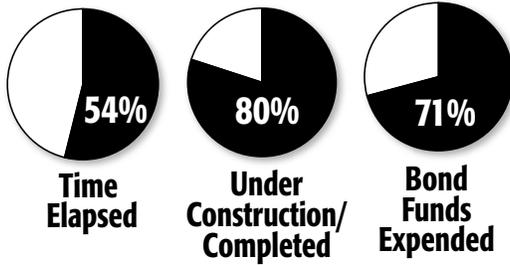


Sunrise Drive: Craycroft Road to Kolb Road, under construction.



La Cañada Drive, Ina Road to Lambert Lane, under construction.

2004/2006 General Obligation and Sewer Revenue Bonds



Year	Bonds	Authorization
2004	General Obligation Bonds	\$ 582.25 million
2006	General Obligation Bonds	\$ 54.00 million
2004	Sewer Revenue Bonds	\$ 150.00 million

Summary

The 2004/2006 bond program will be completed over twelve years. The program includes 80 General Obligation (GO) and Sewer Revenue site-specific projects. In 2006, \$54 million of GO bonds were approved for the Psychiatric Urgent Care and Inpatient Hospital Facilities. In addition to the 80 site-specific projects, seven programs will complete projects or acquisitions as identified. At the end of December 2010, 64 projects or 80 percent are either completed or under construction along with the acquisition of 64 open space properties. These projects and acquisitions, as well as projects in the design phase, have expended \$556.9 million or 71 percent of the total \$786.25 million in authorized bond funding.

Current Status

The 2004/2006 General Obligation (GO) and Sewer Revenue bond authorization has seven questions and 80 projects. Currently there are 64 projects completed or in construction, 14 in design, and two planned for future development. All \$150 million of the Sewer Revenue bonds were spent as of June 2010. In addition to the construction project questions, Question 1 authorization is for open space, habitat protection, and prevention of Davis-Monthan Air Force Base encroachment. As of December 31, 2010, there have been 64 completed acquisitions, leaving \$9.7 million remaining of the original \$174.3 million authorized for this question.

Site-Specific Questions*	Site-Specific Projects**	Completed/ Construction	Design	Future***
2004 General Obligation Bonds				
2. Public Health, Community Facilities	14	13	1	0
3. Public Safety and Justice Facilities	6	4	1	1
4. Parks, Recreational Facilities	44	32	11	1
5. River Parks and Flood Control	5	4	1	0
6. Sewer System	9	9	0	0
2006 General Obligation Bonds				
3. Psychiatric Urgent Care Facilities	1	1	0	0
4. Psychiatric Inpatient Hospital Facilities	1	1	0	0
Total	80	64	14	2

*Does not include Question 1, Open Space, Habitat Protection, Davis Monthan AFB Encroachment Prevention land acquisitions.

**Excludes program sub-projects.

***Future means no formal activity ongoing.

2004 Open Space Bond Program Status (Question 1)

Categories	Beginning Authorization	Number of Acquisitions	Remaining Authorization	Percentage Remaining
Community Open Space	\$ 37.3	16	\$ 0.0	0%
Jurisdictional Requests	\$ 15.0	9	\$ 7.4	49%
Habitat Protection Priorities	\$ 112.0	25	\$ 0.0	0%
Davis-Monthan AFB Encroachment	\$ 10.0	14	\$ 2.3	23%
Total	\$ 174.3	64	\$ 9.7	5.6%



Martin Luther King Jr. Apartments, completed.

Current Highlights

1997 General Obligation and Sewer Revenue Bond Program

The 1997 General Obligation (GO) and Sewer Revenue Bond Programs were substantially complete in June 2007. As of December 31, 2010, 95 percent of the GO bonds and 100 percent of the Sewer Revenue bonds have been expended. In the GO Bond Program, 18 projects and \$14.1 million remain. The remaining portions of the 1997 GO Program will continue to be highlighted in this portion of the update.

Question 1 - Juvenile Detention and Court Facilities

Completed in 1998.

Question 2 - Public Safety, Law Enforcement and Superior Court

This program was substantially completed in 2005. The remaining funds totaling \$537 thousand will be combined with 2004 bond funding to remodel the 8th floor of the Superior Court building providing additional courtrooms and court accessory uses. The work will be completed by spring 2012 and the 1997 funds will be expended by January 2011.

Question 3 - Parks

The 1997 Parks program included 59 parks projects. Seven projects and \$4.6 million remain. P-05 Tucson Athletic and Playfield Improvements include multiple sub-projects. Twenty sub-projects were completed and approximately \$293 thousand in P-05 bond funds remain. P-11 Yaqui Park, now called Carmelin Castro Ítom Usím Children's Park, was completed January 2011. P-31 Rillito River Park - Campbell

to Alvernon - The extension of the path east from Mountain to Campbell Avenue is scheduled to begin construction in June and be completed December 2011. P-32 Rillito Park at Columbus Boulevard District Park - Divided Urban Pathway Mountain Avenue to First Avenue is scheduled for completion June 2011. P-36 Santa Cruz River Park - Irvington to Valencia was delayed for archeological assessment and is scheduled for completion November 2013. P-37 Santa Cruz River Community Park - Menlo Park is scheduled to be completed September 2011. P-51 Lawrence Park Infrastructure Improvements is currently in design, will go to procurement early 2011, and will be completed September 2011.

Question 4 - Sonoran Desert Open Space and Historic Preservation

Open Space - The 1997 Open Space bond program was completed in 2010. With the \$27.9 million authorized, the County purchased 27 properties, conserving 7,200 acres.

Cultural Resources and Historic Preservation - This program is substantially complete with the exception of additional work for Canoa Ranch building improvements and repairs. The project is scheduled for completion June 2011.

Parks - T-23 Various Trail Acquisitions - The majority of the funds for this project has been spent to acquire various trail alignments. The remaining funds will be used for acquisition of right of way northeast of Tucson to provide access into the Rincon District of the Coronado National Forest. The project is expected to be completed by June 2011. This will complete the program.

Question 5 - Public Health, Safety, Recreational and Cultural Facilities

Facilities - The program was substantially completed FY 2008/2009.

Neighborhood Reinvestment - The Rancho Chukson project (renamed Barrio Kroeger Lane) is under construction with a completion date of March 2011. This will substantially complete the program.



Thomas Jay Park Improvements, completed in FY 2009/2010.

Housing Reinvestment - As of December 31, 2010, all nine infrastructure development projects approved by the Board of Supervisors are complete and a total of 207 new units of affordable housing have been constructed.

Question 6 - Flood Control Improvements

The 1997 Flood Control Bond Program is substantially complete with one project remaining. The remaining project, FC-02 Santa Cruz River Bank Protection, Valencia to Irvington has been delayed by the United States Army Corps of Engineers due to limited Federal funds for non-military projects.

Question 7 - Solid Waste Improvements

Over 40 percent of the remaining 1997 GO bond funding is for three solid waste projects. These projects remain incomplete due to a lack of urgency to close the Tangerine Landfill and due to continuing discussions with the State regarding remediation of the El Camino del Cerro landfill.

Question 8 - Sewer System Revenue Bonds

The 1997 Sewer Revenue Bond Program is substantially complete.

1997 HURF Bond Program

As of December 2010, five bond projects were under construction. These projects are DOT-10 La Cañada Drive, Ina Road to Lambert Lane (RTA); DOT-20 La Cholla Boulevard, Ruthrauff Road to River Road (RTA); DOT-31 Tanque Verde Road, Catalina Highway to Houghton Road (RTA); DOT-37 I-19 Northbound Frontage Road, Canoa to Continental (RTA); and DOT-47 Sunrise Drive, Craycroft Road to Kolb Road. These five projects have a combined total cost of \$116 million. The Kolb/Sunrise intersection, which was originally planned as part of DOT-32 Kolb Road, Sabino Canyon Road to Sunrise Drive project, is being built as part of the DOT-47 Sunrise project.

Design on DOT-06 Magee Road, La Canada Drive to Oracle Road is approximately 30 percent complete. DOT-29 Houghton Road, Golf Links Road to I-10; DOT-56 Broadway Boulevard, Euclid Avenue to Campbell; and DOT-58 Kino Parkway Overpass at 22nd Street are bond projects currently

under development by the City of Tucson. The first two projects are receiving RTA funds in addition to bond funds and all three are scheduled to start construction in the next five to ten years. The construction of three DOT-57 Safety Improvement projects: Square Tube Breakaway Posts, ITS Upgrades, and Video Detection at Traffic Signals are on-going and scheduled to be completed by FY 2013/2014.

DOT-27 River Road at Ventana Wash was discontinued by the Board of Supervisors in 2010, after a public hearing and with the support of the Bond Advisory Committee. The cost of the project far exceeded the available funding and far outweighed the benefits. Staff is recommending that DOT-07 Orange Grove Road at Geronimo Wash also be discontinued due to its high cost and low priority relating to congestion and safety.

DOT-50 Kinney Road, Ajo Way to Bopp Road is currently on hold due to delay of private development in the area.



La Cholla Boulevard: Ruthrauff Road to River Road, under construction.

2004/2006 General Obligation and Sewer Revenue Bond Program

Question 1 - Sonoran Desert Open Space and Habitat Protection; Prevention Urban Encroachment of Davis-Monthan Air Force Base

Sonoran Desert Open Space and Habitat Protection - This program is substantially complete. Voters authorized \$164.3 million. Pima County purchased 50 properties, conserving 45,300 acres of land in fee and 127,000 acres of State grazing leases and Federal grazing permits, at a cost of \$156.9 million. Remaining funds for this effort total \$7.4 million, which are to be used specifically for purchase of properties identified by the City of Tucson and the towns of Oro Valley and Sahuarita. In September 2010, the County purchased two properties. The Mission and 33rd property is about 8 acres along the San Juan Wash between Tucson Mountains and the West Branch of the Santa Cruz River. The County also purchased a 77-acre property located at the southeast corner of Tanque Verde and Houghton road. It is adjacent to the County-owned 72-acre Terra Rancho Grande property to the south, and located between the confluence of the Agua Caliente Wash and Tanque Verde Creek.

Prevention of Urban Encroachment of Davis-Monthan Air Force Base - Pima County has spent \$7.7 million of the original \$10 million authorized to acquire 14 parcels totaling 286 acres to prevent urban encroachment near Davis-Monthan Air Force Base. Remaining funds for this effort total \$2.3 million.

Question 2 - Public Health and Community Facilities (and 2006 Bond Authorization, Question 3 - Psychiatric Urgent Care Facilities and Question 4 - Psychiatric Inpatient Hospital Facilities)

Public Health Facilities and Other Public Facilities - The Psychiatric Hospital and Crisis Response Center is scheduled to be completed March 2011. The Roy Place Commercial Building Façade Restoration was completed August 2010.

County - Owned Museums - The Arizona Sonora Desert Museum - Gray Water project is planned for completion August 2011.

Ina Road Tire Relocation - The Tangerine Landfill was modified to allow for the acceptance of waste tires. Some minor construction is ongoing at the site to complete the project.

Neighborhood Reinvestment - Fifty-four projects have been approved by the Board of Supervisors. Five are pending approval of an Intergovernmental Agreement with various agencies and municipalities, nine projects are in design, one project is under construction,

and thirty-nine projects are complete. The program is scheduled to be completed FY 2012/2013.

Housing Reinvestment - There are sixteen housing projects approved by the Pima County Board of Supervisors. As of December 31, 2010, a total of ten development projects have been completed, which include 262 units of affordable housing. Three projects are currently under construction, and three projects are currently under development: Honea Heights Project, Esperanza en Escalante Veterans Housing Project, and the Pima County One Stop Housing Center (El Banco remodel). The 2004 Affordable Housing General Obligation funds have obligated \$9.1 million for 494 new units of affordable housing for low-income families.

- Sunnyside Pointe Phase I - As of December 31, 2010, eight homes have sold, six are completed and occupied with an additional two under construction.
- The new MLK Apartments (City of Tucson) are complete with a Building Dedication and Ribbon Cutting event held October 15, 2010. Sixty-eight new units are 100 percent occupied.
- Historic Ghost Ranch Lodge was converted from a motel and rehabilitated as affordable rental housing units for seniors and individuals with special needs. Construction was completed in October with 60 units fully occupied as of December 31, 2010.

Question 3 - Public Safety and Justice Facilities

The Pima County Wireless Integrated Network (PCWIN) project - The detail design of the microwave system is complete. Tower site acquisition agreements are more than 50 percent complete. Construction on the first site started November 2010 and construction on four others began January 2011.



Tanque Verde and Houghton Partners Property, acquired.

Schematic design for the County Emergency Operations and Communications facility has been completed and design documents are 95 percent complete. Solicitation for construction bids is planned for Spring 2011. Pima County and the City of Tucson are continuing to negotiate terms for funding renovations at the City of Tucson facility.

New Justice Court/Municipal Court Complex Phase one design is scheduled for completion June 2011. The County is investigating the option of proceeding with construction of the 260,000 square foot Court Tower shell and Central Plant with completion July 2012. Interior tenant improvements and 16 courtrooms included in phase two are dependent on future funding.



Ghost Ranch Lodge, completed.

Question 4 - Parks and Recreational Facilities

The program includes 26 Parks projects. Twelve are managed by the County, nine by the City of Tucson, two by the Town of Marana, two by the Town of Sahuarita, and one by the Town of Oro Valley.

Pima County Parks - Eight projects are complete and four remain. PR4.19 Southeast Regional Park/Shooting Range Master Plan is complete; permitting and procurement are planned for early 2011. Construction is planned to start April 2011 with completion scheduled December 2011. PR4.20 Lawrence Ball Park Field and Lighting - Project will begin construction this fiscal year and is scheduled for completion September 2011. PR4.22 Catalina Community Park - The design is complete and construction is on hold in consideration of reduced operating and maintenance budgets for new facilities. PR4.25 George Mehl Family Memorial Park was completed October 2010. PR4.26 Rillito Race Track - Re-seeding of new sports fields began July 2010 and turf is expected to be established June 2011 providing facilities for organized sports leagues. The leagues shall continue to use these two fields for the duration of the one-year landscape establishment period.

City of Tucson Parks - PR4.35 Arroyo Chico Wash Improvements project includes land acquisition and is scheduled to complete June 2011. PR4.36 Atturbury Wash- design is completed and construction is scheduled for completion July 2011. PR4.34 Julian Wash Linear Park is expected to begin construction early 2011 with completion planned for the end of 2011. PR4.33 Houghton Greenway is managed by the City of Tucson with right of way acquisition under way. This project is expected to be completed by June 2012. PR4.37 Pantano River Park (Michael Perry Park to 22nd St.) is currently under construction with completion planned January 2011. At this point, several significant lengths of the pathway are open for public use. Pantano River Park Michael Perry Park to Sellarole project

is an extension to the existing River Park system. The project design and procurement is complete. Project completion is planned May 2011.

Town of Marana Parks - PR4.40 Tortolita Trailhead project is expected to be completed June 2011.

Town of Sahuarita Parks - PR4.42 Bicycle Lanes on Sahuarita Road project is currently under construction with completion of phase one scheduled for December 2011.

Question 4 - Cultural Resources and Historic Preservation

Canoa Ranch Buildings Rehabilitation - The exterior repairs will be complete February 2011. New public restrooms, site work, and additional building improvements are expected to be completed April 2013. **Fort Lowell Acquisition and San Pedro Chapel** - On the former Adkins Parcel, County bond funds were used to remove some non-historic structures in preparation for a City-sponsored clean-up of the soil. This work was completed October 2010. Future phases of work on the Adkins parcel historic buildings are dependent on the completion of soil remediation by the City of Tucson. **Steam Pump Ranch Rehabilitation** - The Town of Oro Valley is undertaking the exterior rehabilitation of the 1874 Pusch House and Proctor-Leiber House at Steam Pump Ranch with available bond funds matched by the Town of Oro Valley. Work is anticipated to be completed for this phase June 2011. **Dakota Wash Site Acquisition** - This project is planned for completion December 2011. **Honey Bee Village Site Acquisition** - A wall erected by Town of Oro Valley surrounds the Honey Bee Preserve Area, providing some protection for the site, and work continued throughout 2010 on the Honey Bee Village Archaeological Data Recovery Project. A time extension was granted to allow sufficient time for necessary artifact analyses, preparation of a final report, and curation of materials at the Arizona State Museum, which is now

scheduled for completion January 2012. Pantano Townsite Preservation - an archaeological mapping at the Townsite is scheduled to be completed summer 2011. Ajo Curley School Art Institute - Design is scheduled to complete July 2011, and construction is anticipated to finish by December 2011. Dunbar School - The project is estimated to be completed February 2011.

Question 4 - Libraries

FM 4.46 Wilmot Branch Library was completed January 2011. Re-opening is scheduled for February 13, 2011.

Question 5 - River Parks and Flood Control Improvements

Design of six drainage improvements within the City of South Tucson is 100 percent complete with construction of

two projects to be complete August 1, 2011. Phase two of the Canada Del Oro linear park from Thornydale to Magee began construction May 2010, and will be completed February 2011. Phase one of the Santa Cruz linear park includes improvements on the west bank from Grant Road to El Camino del Cerro. It is under construction and scheduled for completion April 2011. Phase two of the project includes improvements on the east bank. Construction will begin July 2011 and the project is scheduled for completion February 2012.

Question 6 - Sewer Systems Revenue Bonds

All bond funding has been spent for this program. Future costs for the remaining projects will be funded primarily with Regional Wastewater Reclamation Department Obligations.

Recently Completed Projects

During the first six months of FY 2010/2011, there have been ten projects and sub-projects completed and two open space acquisitions totaling \$11.7 million. The completed projects are listed by bond authorization and question number order. For additional information on completed bond projects, refer to the Completed Bond Project Report at www.bonds.pima.gov



Jefferson Park Neighborhood, completed.

Completed Projects

Period Ending December 2010

Bond Authorization	Q. No	Bond No	Project / Sub-project Name	Completion	Cost (\$000)
1997 GO	5	NR -16	Copper Vista Phase II	Dec 2010	595
2004 GO	1	OS1.15	Tanque Verde & Houghton Partners Property	Sep 2010	1,582
2004 GO	1	OS1.16	Mission and 33rd Property	Sep 2010	209
2004 GO	2	FM2.05	Roy Place Commercial Building Restoration	Aug 2010	953
2004 GO	2	HR2.10	Ghost Ranch Lodge	Sep 2010	1,100
2004 GO	2	HR2.10	Martin Luther King Jr. Apartments	Nov 2010	1,273
2004 GO	2	NR2.09	Jefferson Park Neighborhood (COT)	Nov 2010	402
2004 GO	2	NR2.09	Midtown Sidewalk Project (COT)	Nov 2010	456
2004 GO	2	NR2.09	Robles Junction/Three Points - Altar Valley Facility	Dec 2010	500
2004 GO	3	FM3.05	Health and Welfare Building 1st Floor- Asbestos Abatement	Sep 2010	340
2004 GO	4	PR4.25	George Mehl Family Memorial Park	Sep 2010	1,775
2004 GO	4	PR4.30	Udall Park Sports Field Improvements (COT)	Sep 2010	2,473

This update is a snapshot of the program as of December 31, 2010 (unaudited). Additional information as part of this update includes: Project Information Sheets and Status Maps, The 5-year Capital Improvement Bond Program Summary, and the current Bond Ordinance Amendments. These are located at www.bonds.pima.gov.