



MEMORANDUM

Date: May 6, 2014

To: Chairman and Members
Pima County Bond Advisory Committee

From: C.H. Huckelberry
County Administrator 

Re: **Additional Information that will be Obtained for Continued Deliberations Relating to Planning for Parks and Recreational Facilities heard by the Bond Advisory Committee on April 25, 2014 and May 2, 2014**

Below are my observations for additional information the Bond Advisory Committee (BAC) should receive regarding deliberations on the various parks and recreation facilities.

1. PR34 - Urban Greenways by the City of Tucson. Additional information should be requested, specifically for more detailed planning documents that differentiate the various segments of this program into those that are truly greenways versus those that are on-street bicycle and pedestrian facilities that would qualify as bike boulevards or street improvements within the Neighborhood Reinvestment Program. I have requested County staff to obtain from the City of Tucson detailed information regarding these urban greenway projects.
2. PR138 - Benson Highway Park Development and Land Acquisition. As reported to the BAC, this project is being repositioned on lands significantly larger that can be obtained for a third more than the tentatively approved \$5.4 million for this project. The properties are essentially within one half mile of each other. Attachment A shows these properties and their proximity to Benson Highway. I will also be submitting a park improvement project for the County, should land acquisition of the larger property be successful. The County is negotiating with the owner and will negotiate a term acquisition, if necessary, to secure the property. Any down payment or term payment made by the County for acquisition of the property will be deducted from the purchase price that would be paid if a bond issue is successful.
3. PR96 - Model Airplane Parks. In addition to the scope change, an additional facility will be included to the proposed project locations for model airplane park improvements, that being the existing facility within Avra Valley leased by the City of Tucson to a private model airplane club. I will have our staff work with the various representatives of these clubs who lease property from the City or the County for this recreational purpose to better delineate the expenditure of the proposed bond allocation.

4. Countywide Splash Pad Program. As indicated during our recent meeting, there has been a new request from the City of Tucson for splash pads: one in each Council Ward (6 splash pads). We understand other jurisdictions may also request the same (4 splash pads), and the oral presentation discussed a splash pad in each of the Supervisorial Districts (5 splash pads). Such will not be the criteria used to locate these facilities. Staff will evaluate the locations of highest demand and locate splash pads in public parks accordingly. It is likely no more than 8 total splash pads would be recommended to the BAC.

5. Agua Caliente Pond Restoration (a new County project). Discussion occurred regarding coordinating with the City BAC. Since the City is a significant beneficiary of the County bond program, it would be appropriate to ask the City for their assistance in developing a reclaimed water delivery system to Agua Caliente so the present drought threat to this significant natural asset can be eliminated. As the BAC heard from the Friends of Agua Caliente, they are in favor of this project.

6. CAP Trail Program. Additional analysis will be undertaken regarding the design of the most likely southern connection to the existing river park system such that a CAP Trail can both begin and end on an established regional park that contains The Loop. The most likely continuation of the CAP Trail will be along a Kinder Morgan gas pipeline easement that is presently unused as a recreational element in the Regional Trail Master Plan.

7. Town of Sahuarita Projects and Equity. Some questions were raised regarding the amount of funding allocated to the Town of Sahuarita and whether it is equitable. This same issue arose regarding projects in the Town of Oro Valley. Please refer to my April 17, 2014 memorandum regarding who repays County general obligation bond debt (Attachment B). I have repeated Table 1 from that memorandum below, which reflects jurisdiction population and percent of the tax base to determine at least one measure of equity.

Table 1: Population Distribution and Net Assessed Value of Residential Property.

Jurisdiction	July 1, 2013 Population (Arizona Department of Administration)	Population Percentage of Total	Secondary Net Assessed Valuation (January 31, 2014, Assessment Roll)	Secondary Net Assessed Valuation Percentage of Total
Marana	38,610	3.88	\$ 260,707,981	5.46
Oro Valley	41,668	4.18	420,841,164	8.81
Sahuarita	26,768	2.69	151,515,533	3.17
South Tucson	5,674	0.57	5,964,909	0.12

Chairman and Members, Pima County Bond Advisory Committee
 Re: **Additional Information that will be Obtained for Continued Deliberations Relating to
 Planning for Parks and Recreational Facilities heard by the Bond Advisory Committee on
 April 25, 2014 and May 2, 2014**

May 6, 2014

Page 3

Tucson	525,154	52.72	1,669,542,615	34.97
Unincorporated County	358,172	35.96	2,266,122,986	47.46
Total Pima County	996,046	100.00	\$4,774,695,188	100.00

One would take the assessed value of the particular jurisdiction and multiply it by the overall size of the County bond issue. For example, the assessed value of Oro Valley as it compares to the assessed value of the total County is 8.81 percent. If a bond issue of \$600 million was proposed by the voters, at least one baseline measure of equity would be \$600 million multiplied by 8.81 percent, or \$52,860,000.

While there are other measures such as need and program objectives, one base measurement is the amount of County debt taxpayers are being called upon to repay. The best measure of this is assessed value.

8. PR226 – JVVV/Ochoa Gym. Considerable discussion arose regarding this project and whether it is needed or desired. Concerns were expressed regarding the project being outside the City limits of South Tucson and on property owned by the Tucson Unified School District (TUSD). It is clear that TUSD, the City of South Tucson and the City of Tucson need to determine whether this project should be pursued; and if it is funded, the project will need an appropriate sponsor and maintaining jurisdiction.
9. First Tee of Tucson Youth Golf and Life Skills Center at Crooked Tree Golf Course. This project is a new project and is currently in detailed evaluation as to whether it can be appropriately constructed at Crooked Tree Golf Course, which is owned by Pima County and leased to a private operator. What first must be determined is whether there is sufficient degraded land at Arthur Pack Park that could be converted to facilities necessary for the First Tee Program without losing critical natural resources associated with the Ironwood Forest within Arthur Pack Park.
10. Operation and Maintenance Costs. Concern had been expressed by the BAC regarding detailed operating and maintenance expense commitments by project sponsors or jurisdictions, including the County. The County will reemphasize the need for all jurisdictions to develop specific cost estimates for future operating and maintenance expenses, not generic statements. Such is necessary to help each jurisdictional governing body make informed decisions regarding future operating and maintenance cost commitments. If jurisdictions do not provide detailed operating and maintenance estimates for each project, with a jurisdictional acknowledgment and commitment by the governing body to meet these operational and maintenance future expenses, I will recommend the project be deleted from further consideration when the BAC

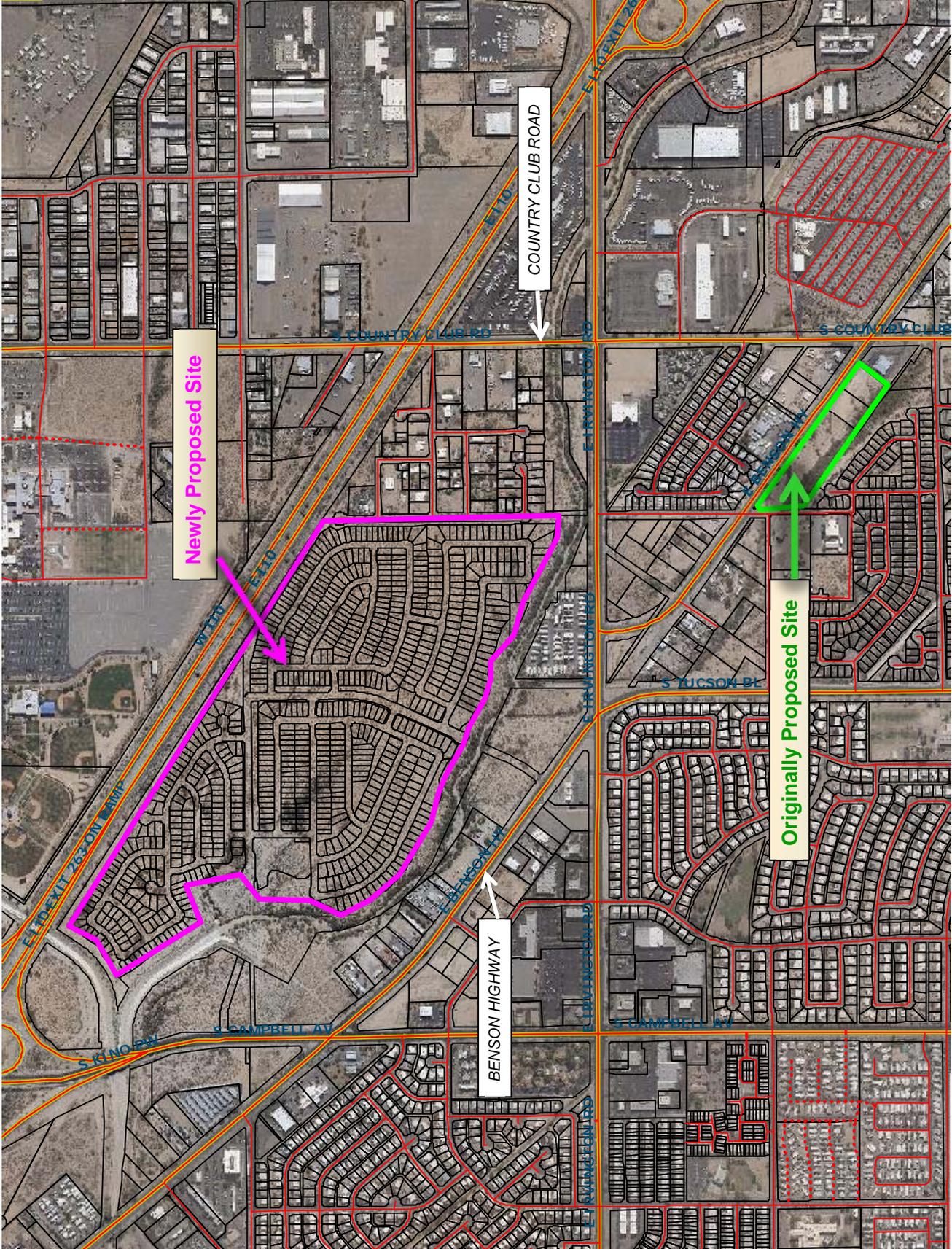
Chairman and Members, Pima County Bond Advisory Committee
Re: Additional Information that will be Obtained for Continued Deliberations Relating to
Planning for Parks and Recreational Facilities heard by the Bond Advisory Committee on
April 25, 2014 and May 2, 2014
May 6, 2014
Page 4

reconvenes in September 2014 to further its deliberations for a November 2015 bond program.

CHH/anc

Attachments

c: Nicole Fyffe, Executive Assistant to the County Administrator
Diana Durazo, Special Staff Assistant to the County Administrator



Newly Proposed Site

Originally Proposed Site

COUNTRY CLUB ROAD

BENSON HIGHWAY



MEMORANDUM

Date: April 17, 2014

To: Chairman and Members
Pima County Bond Advisory Committee

From: C.H. Huckelberry
County Administrator

Re: **Update to Jurisdictional Assessed Valuation and Population Estimates**

As requested by a Bond Advisory Committee member after the March 21, 2014 meeting, the tables below provide an update to population and net assessed property values for both residential and other property classes by jurisdiction.

Table 1 below shows the population distribution by jurisdiction, including the unincorporated area, and the distribution of the secondary net assessed value of residential property uses. This information shows the amount of taxes paid for repaying bonded indebtedness by residential property owners by jurisdiction.

Table 1. Population Distribution and Net Assessed Value of Residential Property

Jurisdiction	July 1, 2013, Population (Arizona Dept of Administration)	Population Percentage of Total	Secondary Net Assessed Valuation (January 31, 2014, Assessment Roll)	Secondary Net Assessed Valuation Percentage of Total
Marana	38,610	3.88	\$ 260,707,981	5.46
Oro Valley	41,668	4.18	420,841,164	8.81
Sahuarita	26,768	2.69	151,515,533	3.17
South Tucson	5,674	0.57	5,964,909	0.12
Tucson	525,154	52.72	1,669,542,615	34.97
Unincorporated County	358,172	35.96	2,266,122,986	47.46
Total Pima County	996,046	100.00	\$4,774,695,188	100.00

In addition to the distribution of net assessed value of residential property by jurisdiction, Table 2 below reflects the distribution of total net assessed value for all property classes by jurisdiction.

Table 2. Net Assessed Value of All Property by Jurisdiction

Jurisdiction	Secondary Net Assessed Valuation (January 31, 2014, Assessment Roll)	Secondary Net Assessed Valuation Percentage of Total
Marana	\$ 431,118,714	5.69
Oro Valley	560,863,509	7.40
Sahuarita	195,557,544	2.58
South Tucson	21,572,889	0.28
Tucson	3,131,952,246	41.32
Unincorporated County	3,238,833,966	42.73
Total Pima County	\$7,579,898,868	100.00

Additional pertinent information is the assessed valuation by property class as shown in Table 3.

Table 3. Net Assessed Value by Property Class

Property Class	FY 2013/2014 Secondary Net Assessed Value	Percentage of Total
Residential	\$4,774,695,000	63.00
Commercial	2,338,445,000	30.85
Agricultural and Vacant Land	417,186,000	5.50
Railroads and Other	49,571,000	0.65
Total	\$7,579,897,000	100.00

* Most of the value of commercial property is owned by individuals or corporations that are not residents of the County.

In reviewing these tables, the single largest property class payer of County bonded indebtedness is the residential property class paying 63 percent of total bond repayment property taxes. This is down 3 percent from 5 years ago, when the secondary net assessed value for residential was \$6.2 billion with a percentage of nearly 66 percent of the total. Of the residential distribution of secondary net assessed value by jurisdiction for 2013, taxpayers in the unincorporated area continue to pay the most in bond debt repayment at 47 percent of the total residential value, with the City of Tucson following at 35 percent.

Assessed valuations have dropped significantly over the past 5 years. Table 4 below compares values from 2009 with the 2013 residential property values.

Table 4. Comparison Between Secondary Net Assessed Value of Residential Property in 2009 and 2013

Jurisdiction	FY 2008/2009 Secondary Net Assessed Value	Secondary Net Assessed Value Percentage of Total	FY 2013/2014 Secondary Net Assessed Value (January 31, 2014, Assessment Roll)	Secondary Net Assessed Value Percentage of Total
Marana	\$ 297,771,000	4.74	\$ 260,707,981,000	5.46
Oro Valley	518,684,000	8.25	420,841,164,000	8.81
Sahuarita	164,196,000	2.61	151,515,533,000	3.17
South Tucson	9,339,000	0.15	5,964,909,000	0.12
Tucson	2,334,550,000	37.14	1,669,542,615,000	34.97
Unincorporated County	3,125,017,000	49.71	2,266,122,986,000	47.46
Total Pima County	\$6,286,032,000	100.00	\$4,774,695,188,000	100.00

There has been a 24 percent decline over the past 5 years in total secondary net assessed value for residential property Countywide due to the recession. As noted in my September 2013 memorandum to you, the overall tax base has declined from \$9.86 billion in Fiscal Year 2009/2010, to as low as \$7.57 billion based on the January 31, 2014 tax roll. This is a decline of 23.2 percent.

CHH/dr

- c: The Honorable Chairman and Members, Pima County Board of Supervisors
 Nicole Fyffe, Executive Assistant to the County Administrator
 Diana Durazo, Special Staff Assistant to the County Administrator