



APPROVED
Board of Directors Meeting
January 31, 2017

EXHIBIT

Negotiated Purchase Agreement
For GVR Facilities Department Relocation
(Subject to Board Approval)

Overview

On November 29, 2016, the Board of Directors accepted a Planning & Evaluation Committee (P&E) and Facilities Subcommittee recommendation and authorized the CEO to find and negotiate a suitable property to accommodate relocation of the GVR Facilities Department & vehicle fleet from its current West Center site with consolidation of other facilities locations, subject to Board approval. After extensive exploration of commercial properties and land within Green Valley with assistance of a commercial real estate broker, the former nursery located across the street from the West Center at 333 W Paseo Del Prado was deemed the most suitable site. The former nursery site was among eight properties considered. It stands out for several reasons: potential to host member activities and services; location next to GVR West Center; readily usable building and site improvements; and price. The Criteria Subcommittee (P&E Committee) will offer a report on the site.

Property Highlights

- 2.1 acres; building 1,586 s.f.; all utilities onsite; wrought-iron security fencing with gate; paved parking lot; CB-1 zoning
- Meets Facility Dept. requirements: office space; parking (vehicle fleet, employees, members); workshops; chemical, equipment & materials storage; warehouse/tool crib; stock room.

Additional GVR Member Opportunities

- Provides extra onsite space for member activities, services (e.g., GVR arts & industrial craft clubs)
- Frees-up additional member/club space at some GVR Centers by centralizing facilities & IT staff
- Opens-up more parking availability at West Center (next to WC pool & Member Services Center)
- Offers potential for several “critical path” considerations within 10-Year Strategic Master Plan

Recommendation

Approve cash purchase of the property located at 333 W Paseo Del Prado, Green Valley (Parcel ID# 304-25-139E) at the negotiated sales price, subject to receipt of a satisfactory inspection report as determined by the GVR President and approval of use per Pima County zoning code; further, funds used for purchase of the property shall come from the Initiatives Reserve Fund.

330 W. Paseo Del Prado



Potential Area for Member Use

Area: 37,088 ft²

Perimeter: 1317 ft.