



MEETING OF: May 13, 2014

---

TITLE: Agreement with Pepper Viner Investment Company II, LLC, for the Purchase of the Former Wrightstown Elementary School, with authorization for the Acting Director for Planning and Student Assignment to Execute the Agreement

---

ITEM #: 25

---

Information:

Study: X

Action: X

---

PURPOSE:

This action will approve a Purchase and Sale Agreement with Pepper Viner Investment Company II, LLC for the development of a residential subdivision on the former Wrightstown Elementary School. This action is conditional on the approval of the Special Master and Courts.

---

DESCRIPTION AND JUSTIFICATION:

The attached Agreement is for the sale of the former Wrightstown Elementary School, a 9.2-acre site with 25,600 square feet of building, to Pepper Viner Investment Company II, LLC . The buyer plans to develop the site for residential development, with the final number of homes to be determined through meetings with neighbors and approvals by the City of Tucson.

A summary of the agreement is attached; key aspects of the agreement are:

- 1) Sale of the site for \$1.3 million (less \$45,500 in commissions) which is higher than the appraised value.
- 2) The sale is contingent on a successful rezoning of the property. This zoning and the planned development are comparable to surrounding residential uses.
- 3) The closing is set for nine months from the date of execution of the agreement, but may be extended by up to two, six-month extensions.
- 4) There is a \$25,000 opening escrow deposit, which is non-refundable, and other escrow deposits to ensure the project moves to closing at a reasonable pace.
- 5) Buyer and seller split closing costs.

Bryant Nodine will be present and available at the meeting to respond to questions.

HOW THIS RELATES TO SUPERINTENDENT'S GOAL(S): This sale has the potential to support the achievement goal by reducing annual expenditures for utilities, security and grounds maintenance by \$20,000 to \$25,000. These funds may be used for programs that improve achievement. The sale of the property will provide approximately \$1.3 million which may be used for capital improvements or to reduce bonded indebtedness.

---

BOARD POLICY CONSIDERATIONS:

---

LEGAL CONSIDERATIONS:

For all Intergovernmental Agreements (IGAs), Initiator of Agenda Item provides the name of the agency responsible for recording the Agreement after approval:

For amendments to current IGAs, Initiator provides original IGA recording number:

\_\_\_\_\_  
Legal Advisor Signature (if applicable)

BUDGET CONSIDERATIONS:

_____	District Budget
_____	State/Federal Funds
_____	Other _____
<u>Budget Cost</u>	<u>Budget Code</u>


Budget Certification (for use by Office of Financial Services only):

Date \_\_\_\_\_  
I certify that funds for this expenditure in the amount of \$ are available and may be:  
Authorized from current year budget  
Authorized with School Board approval  
Code:      Fund:

INITIATOR(S):

Bryant Nodine, AICP, Acting Director for Planning and Student Assignment		4-30-14
Name	Title	Date

DOCUMENTS ATTACHED/ ON FILE IN BOARD OFFICE:

<u>ATTACHMENTS:</u>
Click to download
 <a href="#">Sale Agreement</a>

TUCSON UNIFIED SCHOOL DISTRICT

BOARD AGENDA ITEM  
CONTINUATION SHEET