

State of Arizona
House of Representatives
Forty-fifth Legislature
First Regular Session
2001

HOUSE BILL 2208

AN ACT

PROVIDING FOR LEASE-TO-OWN STATE ARCHIVES BUILDING.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:

2 Section 1. Lease-to-own state archives building; procedures;
3 taxation

4 A. In addition to any other authority, the director of the department
5 of administration may enter into a lease-to-own transaction with a private
6 entity for the construction, occupancy and ownership by this state of a state
7 archives building located on the capitol mall in Phoenix, Arizona as depicted
8 on the capitol mall master plan. The state archives building shall be for
9 the use and occupancy of the Arizona state library, archives and public
10 records.

11 B. The lease-to-own transaction may provide for:

12 1. The lease to the private entity of state property necessary for the
13 construction of the archives facility and related infrastructure for the term
14 of the lease-to-own transaction.

15 2. The construction to the state's specifications of the archives
16 facility and related infrastructure based on Arizona state library, archives
17 and public records facility standards.

18 3. The lease of the completed archives facility and related
19 infrastructure by the state for an extended term of years.

20 4. The transfer of ownership of the archives facility and related
21 infrastructure from the private entity to the state on the payment of a
22 nominal sum at the expiration of the lease.

23 5. The option for the state's purchase of the archives facility and
24 related infrastructure before the expiration of the lease.

25 6. The private entity's possession of and authority to lease to other
26 tenants the archives facility and related infrastructure for the remaining
27 term of the lease if sufficient monies are not appropriated for the continued
28 occupancy by the state.

29 C. The state property and any improvements constructed by the private
30 entity on the state property in accordance with this section are exempt from
31 taxation during construction by the private entity and subsequent occupancy
32 by the state for a governmental activity.

33 D. Any lease-to-own transaction under this section shall be reviewed
34 by the joint committee on capital review before the transaction takes effect.