



# CIOSI: Joint Firing Range With Luke AFB

Glendale City Council Workshop – May 13, 2025





# Objectives for this Presentation

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- Review Scoping Document For CIOSI
- Evaluate Aspects of a Joint Firing Range
- Location Consideration
- Luke AFB's Planning Investment
- Next Steps
  - Identify the funds
  - Talk about carry forward costs
  - Compare CIP to bonding Authority
  - We need authority to conduct a study
  - We need authority to enter into formal negotiations.



## Original Scope

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- Frequent interaction between Glendale and Luke Air Force Base has resulted in an opportunity to build a joint small arms range project for the benefit of both entities. Through a Federal Department of Defense (DOD) program, LAFB and the City have the opportunity to build the aforementioned facility at little to no cost to the City or LAFB directly. The program allows for the City to fund the project up front with a scheduled reimbursement for all associated costs from the DOD. As part of the agreement, the City would own and operate the facility, with costs reimbursed, and LAFB would have first rights for use of the facility. The City would have the right to use the facility as we see fit when the facility is not being used by LAFB. Scheduled Operating and Maintenance costs are reimbursed annually along with the design and construction costs being reimbursed over an agreed upon amount of time, likely 7-10 years, until fully reimbursed.



# Lessons Learned Since The March 26, 2024 Workshop

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- The Department of Defense (DOD) requires a cost share between participating parties.
- Local investments are to be no less than 20%
- While the final cost sharing agreement will need to be negotiated, the DOD evaluates their share against the cost of owning, maintaining and operating their own facility.



## Scope of City and Federal Partnership

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- City of Glendale (City) and Luke Air Force Base through an IGSA to acquire a joint use Small Arms Range (SAR)
- The partnership model contemplates the City to fund the project with a services agreement from LAFB, “Range as a Service”
- City would own and operate the facility
- City and LAFB will coordinate shared training times and schedule management for continuity of training for all parties



# Potential Joint Range Features

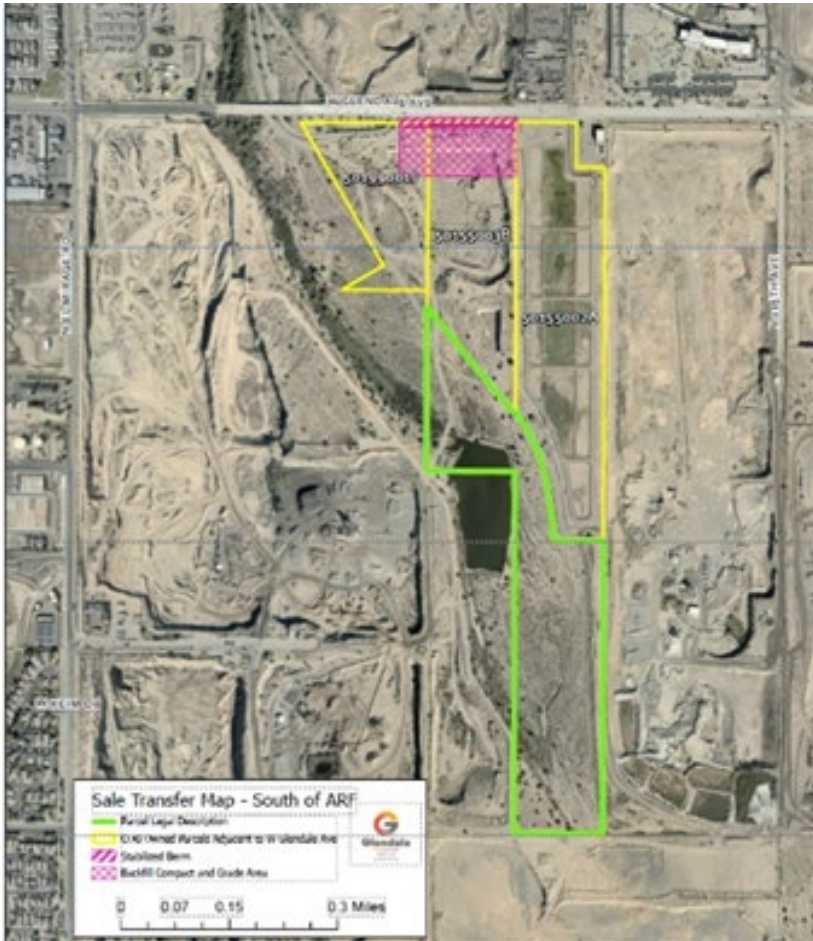
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- *Subject to change with negotiations*
- 21 Firing Lanes
- Tower in the middle with appropriate PA system
- Munitions and Storage Room
- Vaulted weapons storage room
- Classroom Space
- Restrooms
- Small Kitchen/Break Room
- Office Space
- Laundry and Shower Facilities
- Entry welcome or greeting space
- External Features
  - Parking Lots
  - Side Walks, Curb, Gutters, Landscaping
  - Parking Requirements



# Location Considerations

## Glendale Owned Land Just Southwest of GRPSTC



- The pink hatched area on the attached is where a berm will be constructed along Glendale Ave and where the site will be brought to grade. The area is approximately 7.80 acres.
- Grading and Engineering
- Water Availability
- Sewer Availability
- Glendale Ave Access, Driveway, and ROW Improvements
- Staff recommends that funds be allocated to the Engineering Department to conduct a Feasibility Study



# Luke AFB's Planning Investment

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- Luke AFB has entered into a service agreement with Salas O'Brien.
- Salas O'Brien assisted Spokane County and Fairchild AFB in their contract negotiations.
- This is Luke AFB's commitment to ensuring proper facility use, design, construction, and environmental regulations are achieved.
- Salas O'Brien is also keyed in on contract negotiations with the Department of the Air Force.



# Timeline & Next Steps Funding

- A \$20 million facility + debt service is estimated to cost the City \$27 million.
- If (for example) a 20% local share is agreed to by the DOD, Glendale's annual share would be around \$500,000 + an estimated \$300,000 in O&M.
- The current Public Safety Bond authority available to the city is \$126,044,139 (This is the amount after our most recent issuance)
- What is the current Public Safety Bond authority compared to our 10-Year CIP? 10-Year CIP is \$132,002,330 vs available Public Safety Bond Authority.

Bond Debt Service					
City of Glendale, Arizona Taxable Excise Tax Revenue Obligations					
Luke Air Force Base Project					
<i>Period</i>				<i>Federal</i>	<i>Net Debt</i>
<i>Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Reimbursement</i>	<i>Service</i>
7/1/2025			312,779.83	0.00	312,779.83
7/1/2026			938,339.50	0.00	938,339.50
7/1/2027			938,339.50	0.00	938,339.50
7/1/2028	2,160,000	4.460%	938,339.50	(2,160,000.00)	938,339.50
7/1/2029	2,255,000	4.460%	842,003.50	(2,255,000.00)	842,003.50
7/1/2030	2,355,000	4.460%	741,430.50	(2,355,000.00)	741,430.50
7/1/2031	2,460,000	4.620%	636,397.50	(2,460,000.00)	636,397.50
7/1/2032	2,575,000	4.620%	522,745.50	(2,575,000.00)	522,745.50
7/1/2033	2,690,000	4.770%	403,780.50	(2,690,000.00)	403,780.50
7/1/2034	2,820,000	4.770%	275,467.50	(2,820,000.00)	275,467.50
7/1/2035	2,955,000	4.770%	140,953.50	(2,955,000.00)	140,953.50
	20,270,000		6,690,576.83	(20,270,000.00)	6,690,576.83



# Timeline & Next Steps Authority to Enter Into Negotiations

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- Consensus From the Council to:
  - Conduct a feasibility study for the City owned property on Glendale Ave.
  - Enter into formal negotiations with the Department of the Air Force.



# LAFB Contract Support

- Luke Air Force Base has retained Salas O'Brien structured P4 agreement
- Salas Obrien's notable experience includes:
  - Spokane County and Fairchild AFB Small Arms Range
  - \$350M IGSA P4with the State of North Carolina for Navy MRO facilities on State Land
  - \$2.4B Solar-Battery – Edwards Air Force Base (EUL)
- Salas O'Brien currently supports both SAF IEIM and AFCEC CI in P4 and Real Estate

## Firing range to open near Fairchild Air Force Base for military and deputy training

By Will Wixey Apr 13, 2022 Updated Jan 13, 2023

