GOVERNING BOARD AGENDA ITEM
AMPHITHEATER UNIFIED SCHOOL DISTRICT NO. 10

DATE OF MEETING: **November 17, 2026**

TITLE: **Approval of Demolition of Buildings and Site Improvements at the Land Lab**

BACKGROUND:

The closure of the Amphitheater High School Agriscience program at the end of the 2025 – 2026 SY resulted in the Land Lab property and buildings/improvements not being used by students or staff. The property is unoccupied, except for the small portion of the property being leased to the Tucson Cactus and Succulent Society.

The buildings and site improvements constructed and used to support the closed Agriscience program on the property are of a specialized nature, including livestock corrals and stalls, holding pens, fencing, barns, poultry houses, feed storage structures and classroom instructional buildings. These improvements have minimal if any use as is, other than for their intended use to support the livestock operations of the closed Agriscience program. The office and classroom building, located along the frontage of Wetmore Road, is an aging structure with no current planned use by the District.

The District secured a property appraisal report prepared by an independent certified appraiser in February 2026, to obtain a market value opinion of the property with improvements (existing buildings and structures) and the underlying land value, as if vacant. The appraiser determined, "the highest and best use is for redevelopment of the site as the improvements are at or near the end of their economic lives."

The building and site improvements are an encumbrance on the property and will most likely reduce the value of any offer to purchase the property which may be presented to the District. Additionally, securing and maintaining the empty buildings and improvements at the site require the District to expend Maintenance & Operations (M&O) funds on the property, leaving less funds available to use at occupied school sites.

The Administration is recommending a plan to demolish all improvements at the Land Lab site using the funding source of the School Plant fund. After demolition of all buildings and structures, the vacant property will be secured with fencing on all sides, with unobstructed views of the property from Wetmore Road.

Benefits of removing all buildings and structures from the property are:

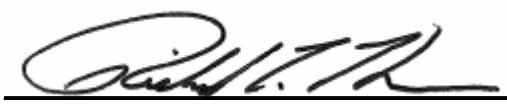
- Elimination of any uncertainty in the valuation of the property as it relates to the demolition costs of improvements, which add limited value, if any, to the property, with the goal of increasing the market value of the property for eventual disposal.
- Minimize District expenditures to maintain the buildings and vandalism repairs.
- Eliminate "blind" spots on the property from Wetmore Road, which are not currently visible by District security and law enforcement. These areas tend to attract unauthorized use of property and theft/vandalism.
- Elimination of utility expenses.

Demolition of the buildings and site improvements will have no effect on the leased area of the site used by the Tucson Cactus and Succulent Society. The District will continue to support the community use of the property.

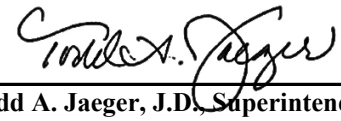
RECOMMENDATION:

It is the recommendation of the Administration that the Governing Board approve the demolition of the buildings and site improvements at the Land Lab.

INITIATED BY:



Richard C. La Nasa, Executive Manager, Operational Support **Date: November 10, 2026**



Todd A. Jaeger, J.D., Superintendent