

**From:** [trozema@maranaaz.gov](mailto:trozema@maranaaz.gov)  
**To:** [Sergio.Molina@mtctrains.com](mailto:Sergio.Molina@mtctrains.com)  
**Subject:** RE: Marana  
**Date:** Monday, October 13, 2025 4:47:14 PM  
**Attachments:** [image001.png](#)

---

Thank you Sergio

Professionally,

Terry S. Rozema  
Town Manager  
[trozema@maranaaz.gov](mailto:trozema@maranaaz.gov)

**TOWN OF MARANA**

11555 W. Civic Center Dr.  
Marana, AZ 85653  
(520) 382-1906 Office

---

**From:** Sergio Molina <[Sergio.Molina@mtctrains.com](mailto:Sergio.Molina@mtctrains.com)>  
**Sent:** Monday, October 13, 2025 1:35 PM  
**To:** Terry Rozema <[trozema@maranaaz.gov](mailto:trozema@maranaaz.gov)>  
**Subject:** FW: Marana

**PLEASE BE CAUTIOUS**

THIS MESSAGE AND SENDER COME FROM OUTSIDE THE TOWN OF MARANA. IF YOU DID NOT EXPECT THIS MESSAGE, PROCEED WITH CAUTION. VERIFY THE SENDER'S IDENTITY BEFORE PERFORMING ANY ACTION, SUCH AS CLICKING ON A LINK OR OPENING AN ATTACHMENT.

---

Terry, see the below...thanks

Sergio

---

**From:** Michael Petrogeorge <[Michael.Petrogeorge@mtctrains.com](mailto:Michael.Petrogeorge@mtctrains.com)>  
**Sent:** Monday, October 13, 2025 12:42 PM  
**To:** Sergio Molina <[Sergio.Molina@mtctrains.com](mailto:Sergio.Molina@mtctrains.com)>  
**Subject:** Fw: Marana

Michael P. Petrogeorge

Vice President & General Counsel

[Book time with Mike](#)

This e-mail may contain information that is legally privileged, confidential, or exempt from disclosure. If you are not the intended recipient, please note that any dissemination, distribution, or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please notify me by telephone or return e-mail, and delete it from your computer.

---

**From:** Jason Angell <[jangell@MARANAAZ.GOV](mailto:jangell@MARANAAZ.GOV)>  
**Sent:** Monday, May 5, 2025 4:22 PM  
**To:** Sergio Molina <[Sergio.Molina@mtctrains.com](mailto:Sergio.Molina@mtctrains.com)>  
**Cc:** Terry Rozema <[trozema@MARANAAZ.GOV](mailto:trozema@MARANAAZ.GOV)>; Michael Petrogeorge <[Michael.Petrogeorge@mtctrains.com](mailto:Michael.Petrogeorge@mtctrains.com)>; Matthew Taylor <[mtaylor@MARANAAZ.GOV](mailto:mtaylor@MARANAAZ.GOV)>  
**Subject:** FW: Marana

**EXTERNAL E-MAIL**

---

Hi Sergio.

Terry Rozema shared with me your recent email and ask that I follow-up with you regarding the process to get the “old jail” up and running as an immigration detention facility.

The property is currently zoned “C – Large Lot Zone”. This zoning allows for any quasi-public land use, which is what we would characterize this use as. So there would not be any rezoning and land use application that would be needed. From our department’s perspective, the only permit that would be needed is any building permits for renovations or improvements to the property.

You will also need a business license, which can be obtained from the Finance Department.

Please feel free to contact me with any other questions you might have.

Respectfully,

*Jason Angell*

Development Services Director  
Town of Marana  
11555 West Civic Center Drive  
Marana, AZ 85653  
Direct: (520) 382-2647  
Email: [jangell@maranaaz.gov](mailto:jangell@maranaaz.gov)

---

**From:** Sergio Molina <[Sergio.Molina@mtctrains.com](mailto:Sergio.Molina@mtctrains.com)>  
**Sent:** Monday, May 5, 2025 1:55 PM  
**To:** Terry Rozema <[trozema@MARANAAZ.GOV](mailto:trozema@MARANAAZ.GOV)>  
**Cc:** Michael Petrogeorge <[Michael.Petrogeorge@mtctrains.com](mailto:Michael.Petrogeorge@mtctrains.com)>  
**Subject:** FW: Marana

**PLEASE BE CAUTIOUS**

THIS MESSAGE AND SENDER COME FROM OUTSIDE THE TOWN OF MARANA. IF YOU DID NOT EXPECT THIS MESSAGE, PROCEED WITH CAUTION. VERIFY THE SENDER'S IDENTITY BEFORE PERFORMING ANY ACTION, SUCH AS CLICKING ON A LINK OR OPENING AN ATTACHMENT.

Good Afternoon Terry, I checked in with our general counsel last week after we spoke. The below represents some of the issues/questions we would like to discuss with you and your team. I am open the rest of the week for a trip down, our general counsel is only open on Wednesday and would have to return same day. We wouldn't expect any concrete answers on the below but wanted to put the issues on your radar. If there are others who we would need to meet with your direction and introduction would be helpful. If Wednesday is not an option just let me know what works, my boss, Dan Marquardt, President of MTC may be interested in attending as well. The below assumes we contract with ICE.

1. What permitting, if any, will the city/county require for us to operate this facility as an immigration detention or other correctional facility? What is the application process and timeline on obtaining such a permit? What information needs to be included in the application?
2. Would the city/county entertain a payment in lieu of taxes agreement for this property and, if so, on what terms? What would the current property tax on this property be in the absence of a PILOT agreement?
3. What other arrangements/agreements need to be put in place as part of the reopening of the facility? I know there were agreements relating to the water treatment plant when we were running it before.

Sergio Molina  
Senior Vice President  
Business Development & Gov. Relations  
O: 801.693.2804 | M: 801.386.3411

