



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 8/21/2023

*\*= Mandatory, information must be provided*

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

**\*Title:**

Resolution authorizing Pima County Real Property Services ("RPS") to exercise its Right of First Refusal to pursue acquisition of the Rancho Seco In-holding ("In-holding") property.

**\*Introduction/Background:**

RPS is seeking authorization from the Board of Supervisors ("BOS") to pursue acquisition via its Right of First Refusal ("ROFR"), recorded May 19, 2005 at Sequence #20050970501, of the In-holding property from Rancho Seco, LLC.

**\*Discussion:**

Rancho Seco, LLC accepted a purchase offer from KT Cattle Inc. in the amount of \$1,200,000 on July 3, 2023, subject to Pima County's recorded ROFR. Rancho Seco, LLC notified Pima County of the KT Cattle Inc. offer on July 14, 2023, and RPS notified Rancho Seco, LLC of the Pima County's intent to exercise its ROFR on July 21, 2023 to acquire the property at the same offer price of not more than \$1,200,000. The In-holding is comprised of 240 acres of land including residential and ranch improvements that are contiguous with ranch lands currently owned by Pima County. The acquisition of the In-holding will allow for cohesive management of the County ranch lands by the Natural Resources, Parks & Recreation department.

**\*Conclusion:**

RPS will be authorized by the BOS to exercise its ROFR and pursue acquisition of the In-holding property for a purchase price not to exceed \$1,200,000, subject to all standard due diligence. Once due diligence is complete and an agreement is formalized, the agreement will be presented to the BOS for final approval.

**\*Recommendation:**

Staff recommends approval of the attached Resolution authorizing RPS to pursue acquisition of the In-holding.

**\*Fiscal Impact:**

The In-holding will be acquired for an amount not to exceed \$1,200,000. The funds for the acquisition will come from the previously authorized Open Space Capital Projects Funds.

**\*Board of Supervisor District:**

☐ 1 ☐ 2 ☒ 3 ☐ 4 ☐ 5 ☐ All

Department: Real Property Services

Telephone: 724-6306

Contact: George Andros

Telephone: 724-6308

Department Director Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Deputy County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**RESOLUTION NO. 2023 - \_\_\_\_\_**

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS  
AUTHORIZING PURSUING ACQUISITION OF THE RANCHO SECO IN-HOLDING  
PROPERTY BY EXERCISING THE RECORDED RIGHT OF FIRST REFUSAL**

**The Board of Supervisors of Pima County, Arizona finds:**

1. Real Property Services shall be authorized to pursue acquisition of the Rancho Seco In-holding from Rancho Seco, LLC by exercising Pima County's Right of First Refusal as recorded on May 19, 2005 in SQ20050970501, in an amount not to exceed \$1,200,000. Assessor Parcel Numbers 302-08-002F and 302-08-003K (the "Property"), described and depicted in the attached **Exhibit A-1 and Exhibit A-4** from the recorded Right of First Refusal Document.

**NOW, THEREFORE, BE IT RESOLVED,**

The Board of Supervisors approves the pursuit of acquisition of the Property from Rancho Seco, LLC for an amount not to exceed \$1,200,000.

Passed and adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Adelita Grijalva  
Chair, Pima County Board of Supervisors

ATTEST:

APPROVED AS TO FORM

\_\_\_\_\_  
Clerk of the Board

 07/27/2023  
Rachelle Barr, Deputy County Attorney

BOS Approval: 08/21/23	S/T/R: 14/20/10	File Acq-1173	Agent: JR
------------------------	-----------------	---------------	-----------

Page 1 of 1



**POLARIS  
AND  
SURVEYING, LLC**

2828 N. COUNTRY CLUB RD, SUITE 101  
TUCSON, ARIZONA 85716  
TEL: 520-322-6400  
FAX: 520-322-6401

## LEGAL DESCRIPTION – Job No. 05040

**March 30, 2005**

44.60-ACRE PARCEL, SECTION 14:

**That portion of Section 14, Township 20 South, Range 10 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:**

Commencing at the Southwest corner of said Section 14, said corner being a GLO set stone, from which the South one-quarter corner of said section 14 bears North 89°38'43" East 2648.51 feet distant, said corner being a GLO set stone;

**Thence North 65°36'06" East 1061.69 feet to the Point of Beginning;**

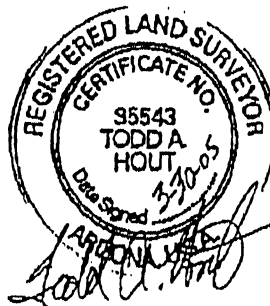
**Thence North 01°13'51" West 1320.13 feet;**

Thence North 89°38'43" East 1484.44 feet;

**Thence South 00°08'39" East 1319.98 feet;**

**Thence South 89°38'43" West 1459.41 feet to the Point of Beginning.**

**Said proposed parcel contains 1,942,901.52 square feet, or 44.60 acres, more or less.**



7-1005300 0-1005300

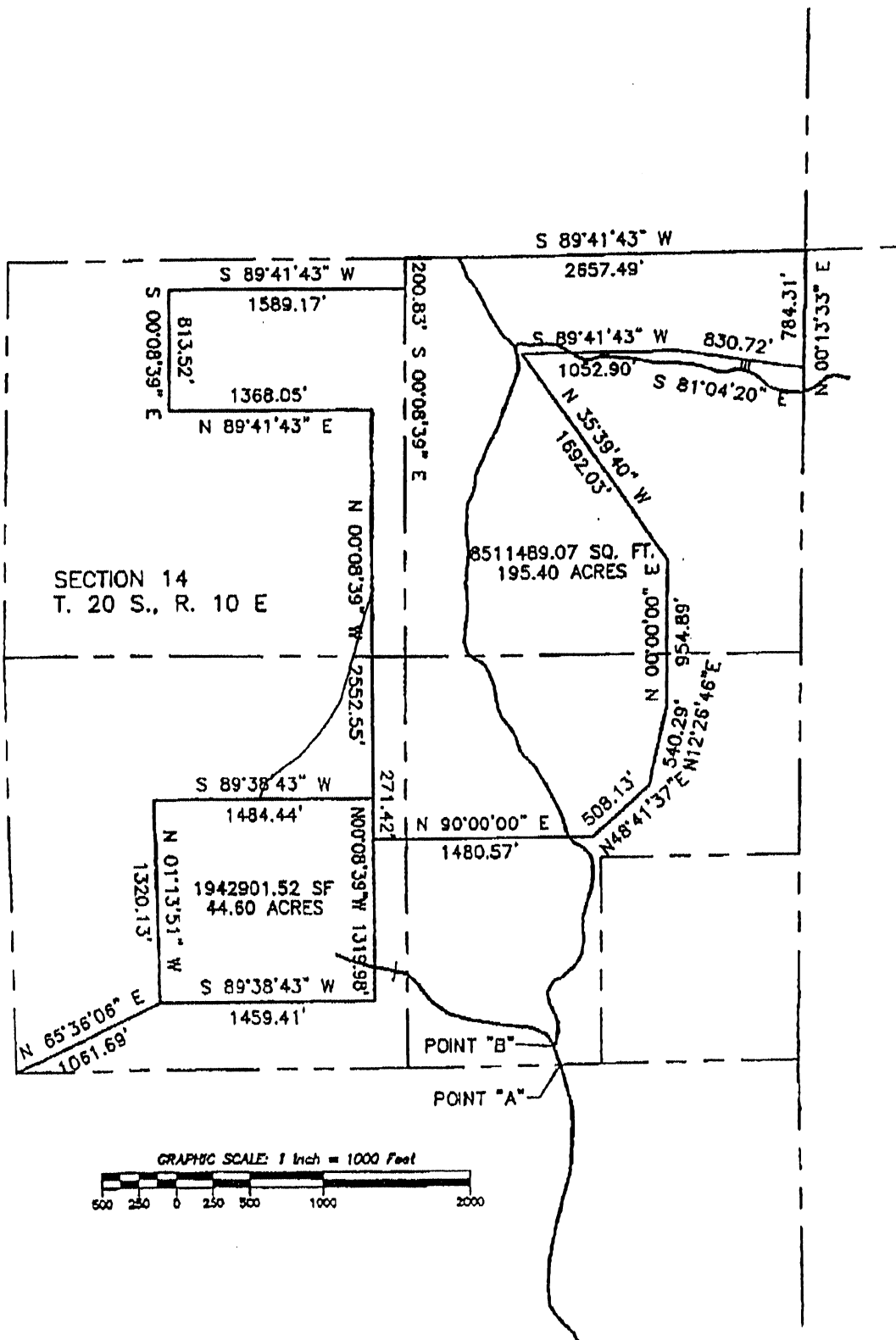


FIGURE 10-1000-04

**EXHIBIT A-4**  
**Right of First Refusal**  
**Seller Estates**

Page 1 of 2



2828 N. COUNTRY CLUB RD, SUITE 101  
TUCSON, ARIZONA 85716  
TEL: 520-322-6400  
FAX: 520-322-6401

**LEGAL DESCRIPTION – Job No. 05040**

March 30, 2005

**195.40-ACRE PARCEL, SECTION 14:**

That portion of Section 14, Township 20 South, Range 10 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of said Section 14, said corner being a GLO set stone, from which the South one-quarter corner of said section 14 bears North 89°38'43" East 2648.51 feet distant, said corner being a GLO set stone;

Thence North 65°36'06" East 1061.69 feet;

Thence North 01°13'51" West 1320.13 feet;

Thence North 89°38'43" East 1484.44 feet to the Point of Beginning;

Thence North 00°08'39" West 2552.55 feet;

Thence South 89°41'43" West 1368.05 feet;

Thence North 00°08'39" West 813.52 feet;

Thence North 89°41'43" East 1589.17 feet to the West line of the Northeast quarter of said Section 14;

Thence North 00°08'39" West 200.83 feet upon said West line to the North one-quarter corner of said Section 14;

Thence North 89°41'43" East 2657.49 feet upon the North line of the Northeast quarter of said Section 14 to the Northeast corner thereof;

Thence South 00°13'33" West 784.31 feet upon the East line of the Northeast quarter of said Section 14;

Thence North 81°04'20" West 830.72 feet;

Thence South 89°41'43" West 1052.90 feet;

Thence South 35°39'40" East 1692.03 feet;

Thence SOUTH 954.89 feet;

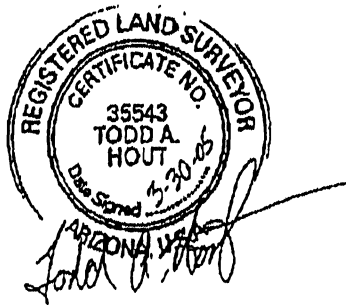
Thence South 12°26'46" West 540.29 feet;

Thence South 48°41'37" West 508.13 feet;

Thence WEST 1480.57 feet;

Thence North 00°08'39" West 271.42 feet to the Point of Beginning.

Said proposed parcel contains 8,511,489.07 square feet, or 195.40 acres, more or less.



ENCLOSURE

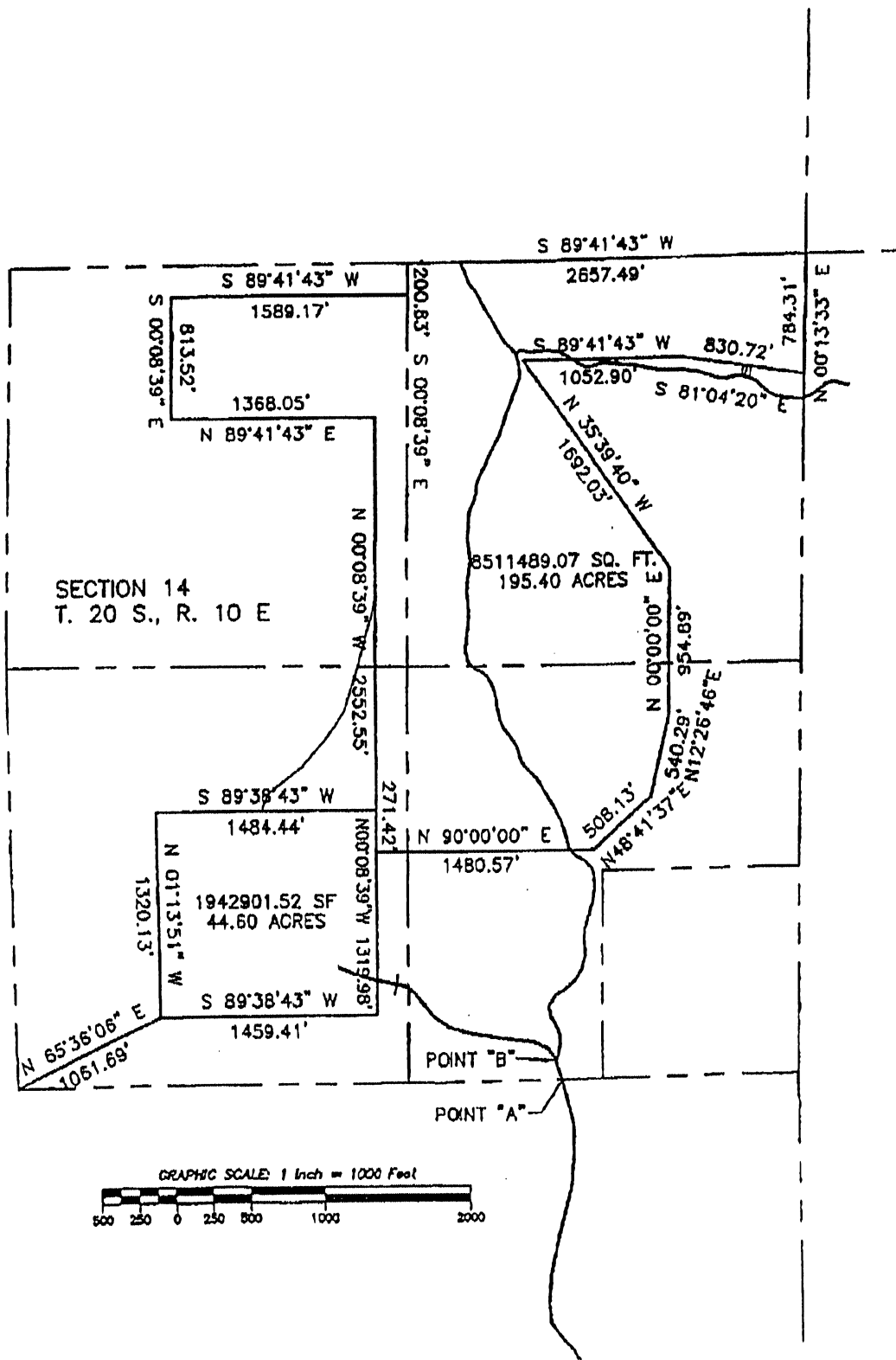


FIGURE 0-100-04