



## BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 5/7/2024

*\*= Mandatory, information must be provided*

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

**\*Title:**

Resolution for Sale of twenty-three (23) Cellular License Agreements / 50 year Communications Easement (Sale-0128).

**\*Introduction/Background:**

Pima County will sell twenty-three (23) Cellular License Agreements and a 50 year Communications Easement to TPA VI, LLC, a Delaware limited liability company (Tower Point).

**\*Discussion:**

On June 6, 2023 the Board of Supervisors approved a consent to auction and sell twenty-three (23) existing cellular License Agreements ("Licenses") and the subsequent granting of a 50-year Communications Easement to the successful bidder. The auction was held on February 7, 2024 starting at the appraised value amount of \$8,897,500.00. TPA VI, LLC ("Buyer") was the high bidder at an amount of \$9,080,000.00. The twenty-three (23) Licenses will be sold to the Buyer using a 50 year Communications Easement which grants the Grantee the rights to access the cell license locations and the twenty-three (23) licenses will be assigned to the Buyer as part of the transaction.

**\*Conclusion:**

Pima County will sell twenty-three (23) existing cell licenses and grant 50-year Communications Facility Easements as stated in the Purchase and Sale Agreement. Pima County will receive \$9,080,000.00 from the sale of the Licenses.

**\*Recommendation:**

It is recommended that the Board of Supervisors approve of the Sale to Tower Point.

**\*Fiscal Impact:**

\$9,080,000.00 from the sale of Licenses.

**\*Board of Supervisor District:**

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☒ All

Department: Real Property Services

Telephone: 724-6307

Contact: Aaron Mergenthal

Telephone: *Click or tap here to enter text.*

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

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

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

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

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

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

RESOLUTION NO. 2024 - \_\_\_\_\_

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS  
FOR THE CONVEYANCE OF TWENTY-THREE (23) CELLULAR  
LICENSE AGREEMENTS ALONG WITH A 50 YEAR  
COMMUNICATIONS EASEMENT, PIMA COUNTY, ARIZONA, TO  
TPA VI, LLC (TOWER POINT)**

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

1. Pima County Real Property Services held an auction for twenty-three (23) existing cellular License Agreements and a subsequent 50-year Communications Easement.
2. The Licenses and subsequent Easement were valued at \$8,897,500.00, which was the opening bid to the auction. TPA VI, LLC, a Delaware limited liability company (Tower Point) was the successful bidder at \$9,080,000.00.
3. Pima County intends to convey the twenty-three (23) License Agreements and Communications Easement to Tower Point, and record said documents upon approval and execution by the Board of Supervisors.

**NOW, THEREFORE, BE IT RESOLVED**, that the sites identified in **Schedule 1(a)** of the Purchase and Sale Agreement, and legally described on **Exhibit A** of the Easement Agreement are to be conveyed and recorded as passed and adopted per the date of this Resolution.

Passed and adopted, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

ATTEST:

APPROVED AS TO FORM

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

  
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Bobby Yu, Deputy County Attorney

BOS Approval: 05/07/2024		File Sale-0128	Agent: AM
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