

AGENDA MATERIAL

DATE 12-6-22 ITEM NO. CC 21

Corrie Cotugno

From: JoAnn diFilippo <[REDACTED]>
Sent: Monday, December 5, 2022 3:48 PM
To: COB_mail
Cc: District1; DIST2; District3; District4; District5; Jan Leshar
Subject: BOS Meeting 12.5.22 - Consent Item 21 Buckelew Farms

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COB: Please post this email as a Comment Letter to Consent Item 21 – Buckelew Farms

Chairwoman Bronson and Supervisors:

Consent item 21 is for a contract in the amount of \$694,600 for the purchase of 10.35 acres of land (and well) at the Buckelew Farms. As we taxpayers are aware, the county previously purchased a portion of the Buckelew Farms with bond funds and, to the best of my knowledge, we allowed the previous owners (the Buckelews) to reside on the property rent free while serving as "manager" for said property to "maintain the property in a manner consistent with County management standards (nice deal if you can get it). Now, you are asking us for an additional \$694,600 to purchase 10.35 acres of land at the Buckelew Farms. The text below was extrapolated from the consent agenda for today's meeting detailing on a contract was attached to this consent item.

DEC 05 22 PM 03:50 PCT/KCF/BD

- 21. **Buckelew Farms, L.L.C., to provide an Acquisition Agreement and Warranty Deed, Tax Parcel Nos. 208-54-136B and 208-54-136C for open space/conservation purposes, NRPR Open Space Projects Fund, contract amount \$694,600.00 (CT-RPS-23-254)**

Attachments: CT-RPS-23-254

What's interesting is that I did not see an appraisal of the land attached to the contract or as a separate consent item supporting this purchase of land. Thus, until such time as an appraisal is attached to this item, I respectfully request this item be pulled, an appraisal conducted to validate/certify that 10.35 acres is truly valued at \$694,600 (roughly \$67,111 per acre). I live somewhat close to this area, and I don't know of any land in Western Pima County being sold for \$67,000 per acre ... do you? Do your homework, get an appraisal, and before you bring this item back on the agenda ask yourself: Who is really the beneficiary of this arrangement? Reminds me of the Golden Pins \$7M razed building and the 17th Street Vaccination Warehouse for which we paid \$3.1M and the assessor valued the property at \$1.9M. Thank you.

JoAnn di Filippo, PhD