



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 2/6/2024

*= Mandatory, information must be provided

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

***Title:**

Resolution for Sale of Surplus Property – 17 N. Linda Ave. (Sale-0114)

***Introduction/Background:**

Pima County will sell 17 N. Linda Ave. to the Pima County Community Land Trust (PCCLT)

***Discussion:**

The sale of 17 N. Linda Ave., which include APNs 116-20-005, 006A, and 007A ("Property") to Pima County Community Land Trust ("PCCLT"). The property consists of a 29,210sf site improved with a single tenant office building of approximately 1,543sf. The Property is currently occupied by PCCLT under a lease agreement that expires December 31, 2024 (CTN-FM-18-095) . PCCLT wishes to maintain the current operation but own the Property in Fee, rather than leasing from the County.

The Property was appraised at \$408,000.00 and is being sold without public auction to a non-profit entity, at a mutually agreed upon Purchase Price of \$375,000.00. Pursuant to A.R.S. 11-251(9), Pima County is authorized to sell the surplus property at no less than 90% of the appraised value. The sale price amount of \$375,000 is 91.9 percent of the appraised value. Pursuant to A.R.S. 11-251(9), the sale requires unanimous approval from the Board.

***Conclusion:**

Pima County will sell 17 N. Linda Ave. to PCCLT at mutually agreed Purchase Price of \$375,000.00

***Recommendation:**

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

***Fiscal Impact:**

None.

***Board of Supervisor District:**

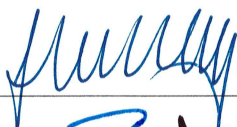

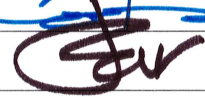
1 2 3 4 5 All

Department: Real Property Services

Telephone: 724-6307

Contact: Aaron Mergenthal

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

Department Director Signature:		Date:	1/12/2024
Deputy County Administrator Signature:		Date:	1/14/2024
County Administrator Signature:		Date:	1/17/2024

RESOLUTION NO. 2024 - _____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
FOR THE CONVEYANCE OF PIMA COUNTY PROPERTY,
SITUATED WITHIN SECTION 11, TOWNSHIP 14 SOUTH, RANGE 13
EAST, G&SRM, PIMA COUNTY, ARIZONA, TO THE PIMA COUNTY
COMMUNITY LAND TRUST**

The Board of Supervisors of Pima County, Arizona finds:

1. Pima County Community Land Trust (“PCCLT”), a domestic non-profit organization in the State of Arizona, is currently a tenant at 17 N. Linda Ave., a property owned by Pima County. The property consists of Pima County Assessor tax parcels 116-20-0050, 116-20-006A, and 116-20-007A, lying in Section 11, Township 14 South, Range 13 East, G & SRM, Pima County, Arizona, and is more particularly described and depicted in Exhibit A (the “Property”). PCCLT wishes to acquire the Property from the County for continued use as a Land Trust Operative.
2. The Property was appraised at \$408,000.00 and Pima County is selling the Property to PCCLT a mutually agreed upon Purchase Price of \$375,000.00. Pursuant to A.R.S. § 11-251(9), Pima County is authorized to sell the Property at 90% of the appraised value and without public auction to a non-profit organization.
3. Pima County intends to convey the Property described in Exhibit A to PCCLT at the agreed upon purchase price via Special Warranty Deed.
4. The Special Warranty Deed from Pima County to the Pima County Community Land Trust shall be recorded upon approval by the Board of Supervisors.

NOW, THEREFORE, BE IT RESOLVED, that the subject property described and depicted in **Exhibit “A”** and **“A-1”** will be conveyed by Special Warranty Deed to the PCCLT (the “Grantee”).

Passed and adopted, this _____ day of _____, 2024.

Chair, Pima County Board of Supervisors

ATTEST:

APPROVED AS TO FORM

Clerk of the Board of Supervisors



Bobby Yu, Deputy County Attorney

BOS Approval: 02/06/2024	S11/T14S/R13E	File Sale-0114	Agent: AM
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EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Pima, State of Arizona, and is described as follows:

PARCEL 1:

That part of Lot 4 in Section 14, and Lot 38 in [Section 11, all in Township 14 South, Range 13 East](#), Gila and Salt River Base and Meridian, Pima County, Arizona, according to the official survey and plat made by Theodore White, more particularly described as follows, to-wit:

BEGINNING at the intersection of the center line of West Congress Street with the East line of Linda Street in West Congress Street Addition, according to the Map thereof of record in Book 3 of Maps and Plats, at Page 125, Pima County records:

run thence along said center line of West Congress Street Westerly 50 feet to its intersection with the West line of Linda Street;

thence North 05 degrees 05 minutes West 40 feet to a point in the Northwest corner of Linda Street and West Congress Street;

thence North 05 degrees 05 minutes West 193.14 feet to a point which is the true point of beginning of the property intended to be hereby conveyed;

thence North 05 degrees 05 minutes West 52 feet to a point;

thence South 83 degrees 35 minutes West 150 feet to a point;

thence South 05 degrees 05 minutes East 52 feet to a point;

thence North 83 degrees 35 minutes East 150 feet to the true point of beginning.

PARCEL 2:

That part of Lot 4 in Section 14 and Lot 38 in [Section 11, all in Township 14 South Range 13 East](#), Gila and Salt River Base and Meridian, Pima County, Arizona, according to the official survey and plat made by Theodore White, more particularly described as follows, to-wit:

BEGINNING at a point which is the intersection of the Center line of West Congress Street with the intersection of the East boundary line of Linda Street in the East Congress Street Addition to the City of Tucson, Pima County, Arizona, according to the amended Map of said Addition of record in the Office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at page 125;

thence along to a said center line of West Congress Street Westerly for a distance of 50 feet to a point being the point of intersection with the West boundary line of said Linda Street;

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements and Schedule B, Part II—Exceptions and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50126904 (5-31-22)





EXHIBIT A
LEGAL DESCRIPTION
(Continued)

thence North 05 degrees 05 minutes West, & distance of 40 feet to a point, being the Northwest corner of Linda Street and West Congress Street;

thence North 05 degrees 65 minutes West a distance of 245.14 feet to a point, which is the true place of beginning;

run thence from said true place of beginning North 05 degrees 05 minutes West 52 feet to a point;

thence South 83 degrees 35 minutes West 150 feet to a point;

thence South 05 degrees 05 minutes East, 52 feet to a point;

thence North 83 degrees 35 minutes East, 150 feet to the true place of beginning.

PARCEL 3:

All those portions of Sections 11 and 14 Township 14 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

BEGINNING at the Southeast corner of said tract, whence the corner to Sections 11, 12, 13 and 14, Township 14 South, Range 13 East, Gila and Salt River Base and Meridian, bears North 88 degrees 20 minutes 40 seconds East 2473.1 feet;

RUNNING THENCE South 83 degrees 35 minutes West, 82.13 feet;

THENCE North 0 degrees 40 minutes West, 156.64 feet;

THENCE North 83 degrees 35 minutes East, 73.24 feet;

THENCE South 3 degrees 53 minutes 30 seconds East, 156.0 feet to the **PLACE OF BEGINNING**.

(JV ARB 24 and 277)

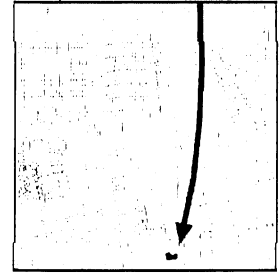
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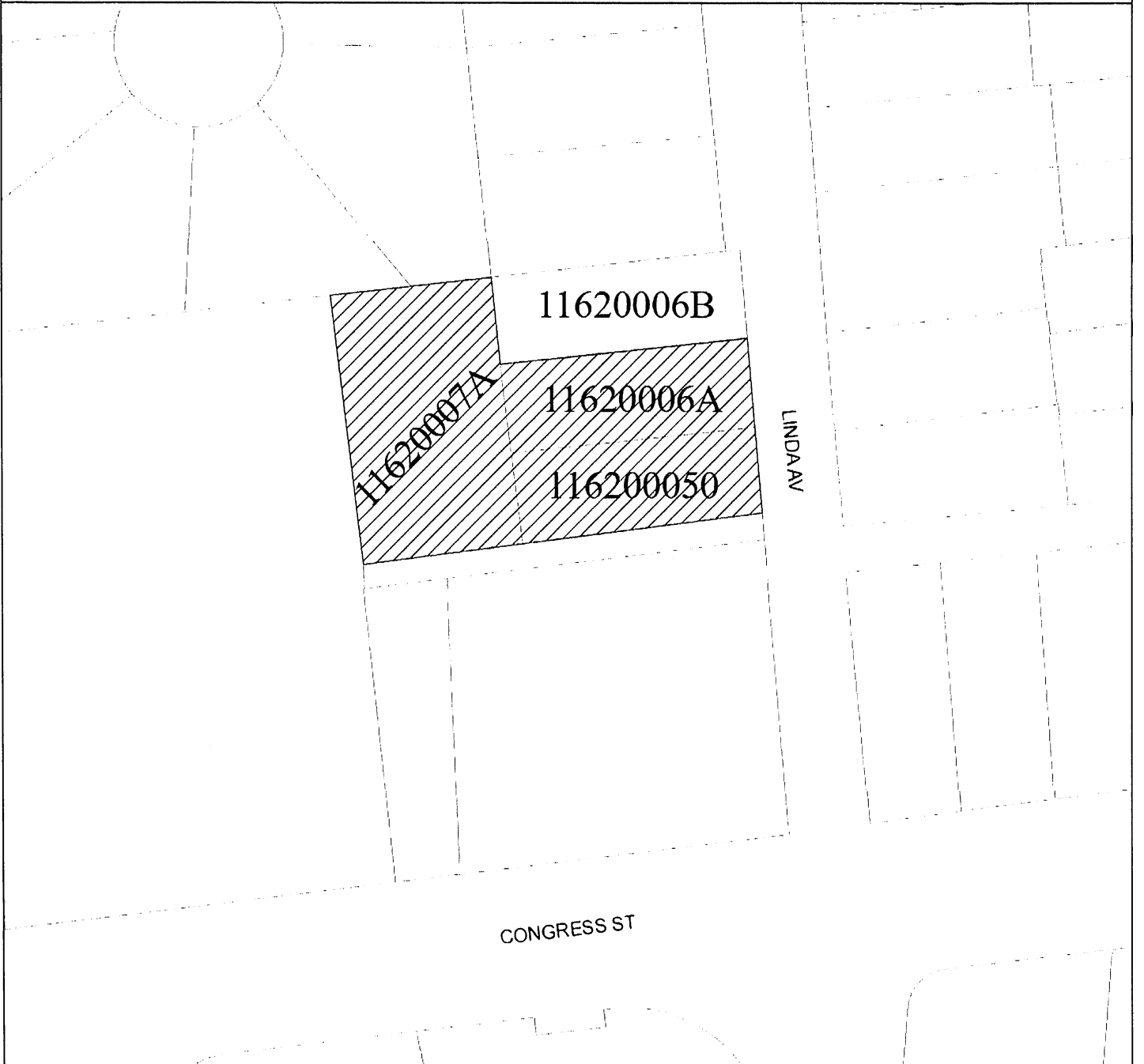
EXHIBIT A-1

SECTION 11
TOWNSHIP 14 SOUTH
RANGE 13 EAST

SUBJECT AREA



SECTION 11 G&SRM
PIMA COUNTY, ARIZONA



23105

**PIMA COUNTY DEPARTMENT OF TRANSPORTATION
ENGINEERING INFORMATION MANAGEMENT**

DRAWING NOT TO SCALE

DRAWN BY: S BUTLER

DATE: JUL 2023

LEGEND



Parcels 116-20-0050
116-20-006A
116-20-007A