



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: December 18, 2018

Title: Hickey Property Tax Sale to Pima County Flood Control District ("District")
TS-0009

Introduction/Background:

Resolution for sale of land, conveyed to the State of Arizona by Treasurer's Deed, to District.

Discussion:

On April 27, 2018, tax parcel # 122-16-171A (the "Property") was conveyed by Treasurer's Deed to the State of Arizona due to the outstanding delinquent taxes. The Property is located at the southeast corner of Dodge Boulevard and Hampton Street in the City of Tucson and consists of approximately 1.147 acres of improved property. The improvements consist of five buildings constructed in the 1940's-50's and used primarily for automotive services and associated residential/office. Due to the extent of the property used for automotive services, the Property has numerous Recognized Environmental Conditions (RECS) that require remediation. The remediation and demolition costs are estimated at approximately \$100,000.00. The District desires to purchase the property for drainage and detention uses associated with the Christmas Wash watershed flooding issues in the Palo Verde Neighborhood. The value of the property as if clean and vacant is estimated at \$225,000 to \$250,000.

Conclusion:

The District has offered to purchase the Property at no cost in consideration for incurring the expenses related to remediation and demolition. The Property will provide the District a cost-effective means to begin flood mitigation in the watershed, while turning a blighted site into a neighborhood amenity.

Recommendation:

It is recommended the Board of Supervisors approve the Resolution authorizing the sale to the District.

Fiscal Impact:

None

Board of Supervisor District:

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ All

Department: Real Property Services Telephone: 724-6311

Contact: Tim Murphy Telephone: 724-6379

Department Director Signature/Date: [Signature] 11/29/2018

Deputy County Administrator Signature/Date: [Signature] 12/3/18

County Administrator Signature/Date: C. Duke Perry 12/3/18

RESOLUTION NO. 2018 - _____

**RESOLUTION OF THE PIMA COUNTY FLOOD CONTROL
DISTRICT BOARD OF DIRECTORS, AUTHORIZING THE
PURCHASE OF CERTAIN REAL PROPERTY FROM THE STATE OF
ARIZONA FOR FLOOD CONTROL PURPOSES AS PART OF THE
CHRISTMAS WASH WATERSHED MITIGATION IMPROVEMENTS**

The Board of Directors of Pima County Flood Control District finds that:

1. The Pima County Flood Control District ("District") needs to purchase a certain parcel of real property held by the State of Arizona by tax deed (tax code # 122-16-171A), legally described in the attached Exhibit A (the "Property"), for flood control purposes as part of the Christmas Wash Watershed Mitigation Improvements.
2. The District will expend the costs associated with environmental remediation and demolition of the Property.
3. The District is authorized to purchase the Property from the State of Arizona and the Pima County Board of Supervisors is authorized to accept an offer from the District for the Property and to sell the Property to the District pursuant to A.R.S. §§ 42-18303(E).

NOW, THEREFORE, BE IT RESOLVED,

The purchase of the aforementioned parcel of real property by the District from the State of Arizona, in consideration of the District assuming all costs of remediation and demolition, is authorized and approved.

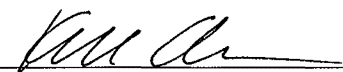
Passed and adopted, this _____ day of _____, 2018.

Chairman, Pima County Flood Control District
Board of Directors

ATTEST:

APPROVED AS TO FORM

Clerk of the Board



Deputy County Attorney

BOS Approval: 12/18/2018	S/T/R: 04/14/14	File TS-0009	Agent: TM
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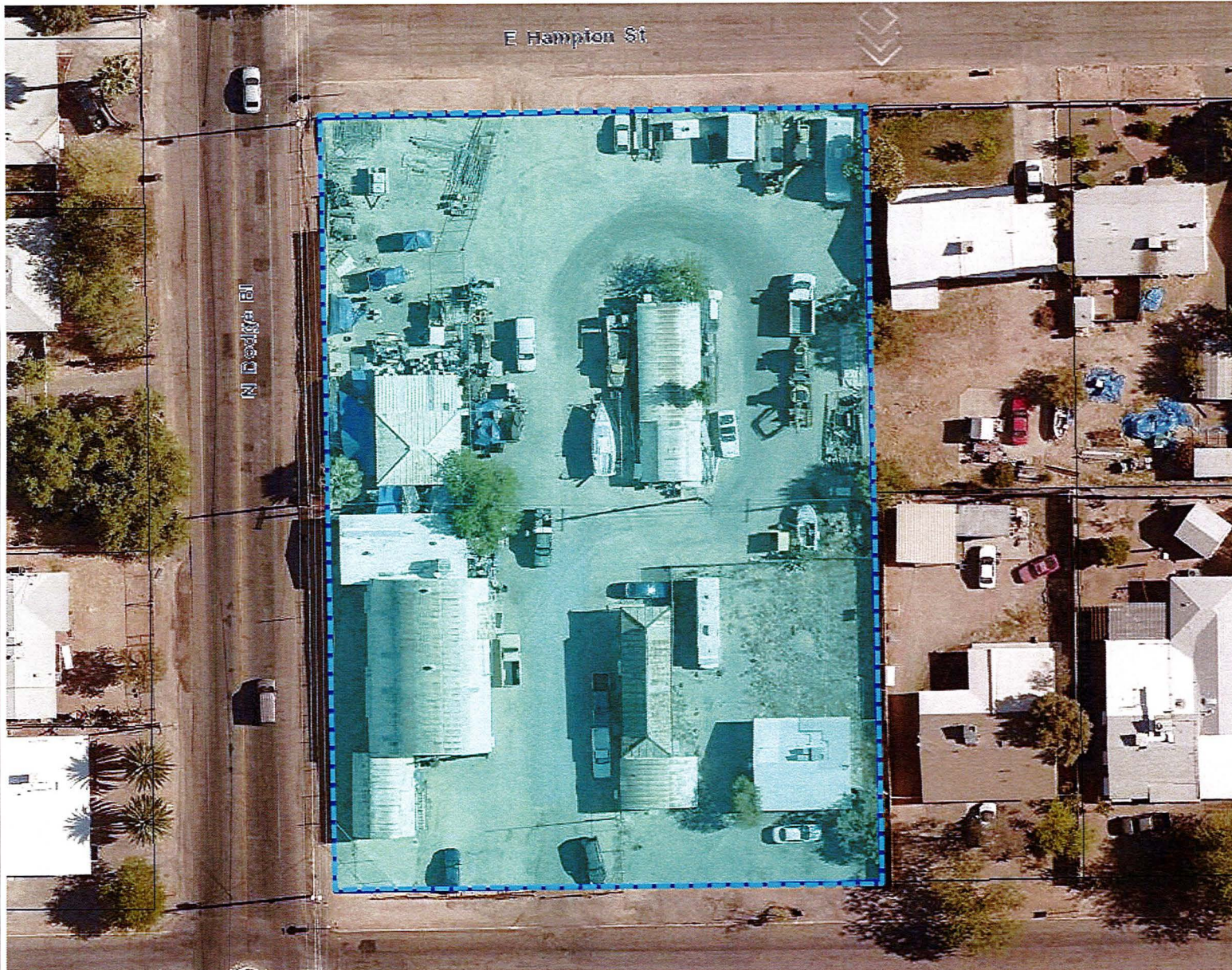
EXHIBIT "A"

PALO VERDE NO. 2 amended West 189 feet of South 264.42 feet of Lot 8 Block 1 also described as the South 264.42 feet of Lot 8 Block 1 of PALO VERDE ADDITION NO. 2, Pima County, Arizona, according to the plat of record in the office of the Pima County Recorder in Book 4 of Maps, Page 5. Except the East 125.9 feet thereof.

Hickey & Sons Property

Legend

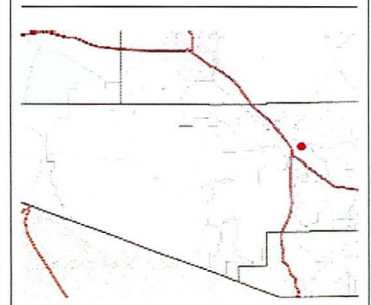
☐ Parcels



100.0 0 50.00
Feet



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map are subject to Pima County's ITD GIS disclaimer and use restrictions.



Parcel: 122-16-171A

6/1/2018