



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: August 7, 2018

Title: Tanque Verde Road at Tanque Verde Loop Road; Acq-0616

Introduction/Background:

Pima County needs to acquire a Temporary Construction Easement (TCE) from First American Title TR 9154 for a portion of parcel 205-37-5700 for construction staging area for the Tanque Verde Road at Tanque Verde Loop Road Intersection improvements. There are no alternative locations available because they weren't cleared by NEPA.

Discussion:

The County has been unable to acquire the TCE through negotiation and requests condemnation authority. The County obtained an appraisal from an independent appraiser in the amount of \$8,100 for a two year TCE, with a breakdown of \$2.50 per sf X 18,000 sf X 9% Rate of Return (TCE Rent) x 2 years. The Owner has requested \$50,169.00 and has also insisted on relocating the TCE. The requested location isn't feasible due to the impacts to natural vegetation and no NEPA clearance.

Conclusion:

The TCE is necessary for the project and should be acquired through condemnation, so that it can be acquired at a fair price.

Recommendation:

Staff recommends approval of the attached Resolution authorizing condemnation.

Fiscal Impact:

The County will acquire the property at a price arrived at through condemnation, either by settlement or trial.

Board of Supervisor District:


1 2 3 4 5 All

Department: Pima County Real Property Services Telephone: 724-6633

Contact: Neil J. Konigsberg Telephone: 724-6582

Department Director Signature/Date:  7/20/2018

Deputy County Administrator Signature/Date:  7/23/18

County Administrator Signature/Date:  7/24/18

RESOLUTION NO. 2018-_____

**RESOLUTION OF THE PIMA COUNTY BOARD OF SUPERVISORS
AUTHORIZING THE PIMA COUNTY ATTORNEY TO CONDEMN
REAL PROPERTY INTERESTS WHERE NECESSARY FOR
TANQUE VERDE ROAD AT TANQUE VERDE LOOP ROAD
INTERSECTION IMPROVEMENTS IN SECTION 31, TOWNSHIP 13
SOUTH, RANGE 16 EAST, G&SRM, PIMA COUNTY, ARIZONA**

The Board of Supervisors of Pima County, Arizona finds:

1. Pima County plans to make intersection improvements in connection with the Tanque Verde Road at Tanque Verde Loop Road Intersection (the "Project") located in Section 31 of Township 13 South, Range 16 East, G&SRM, for the use and benefit of the public; and
2. The Board of Supervisors of Pima County finds it is necessary to exercise its powers of eminent domain, pursuant to A.R.S. § 12-1111, to acquire a temporary construction easement on the real property depicted in attached **Exhibit A** in order to construct the Project;

NOW, THEREFORE, BE IT RESOLVED that the Pima County Attorney be and is hereby authorized to institute condemnation proceedings to acquire a temporary construction easement necessary for the above described Project, on the real property shown on the attached **Exhibit A**.


PASSED AND ADOPTED, this ____ day of _____, 2018.

Chairman, Pima County Board of Supervisors

ATTEST:

APPROVED AS TO FORM:

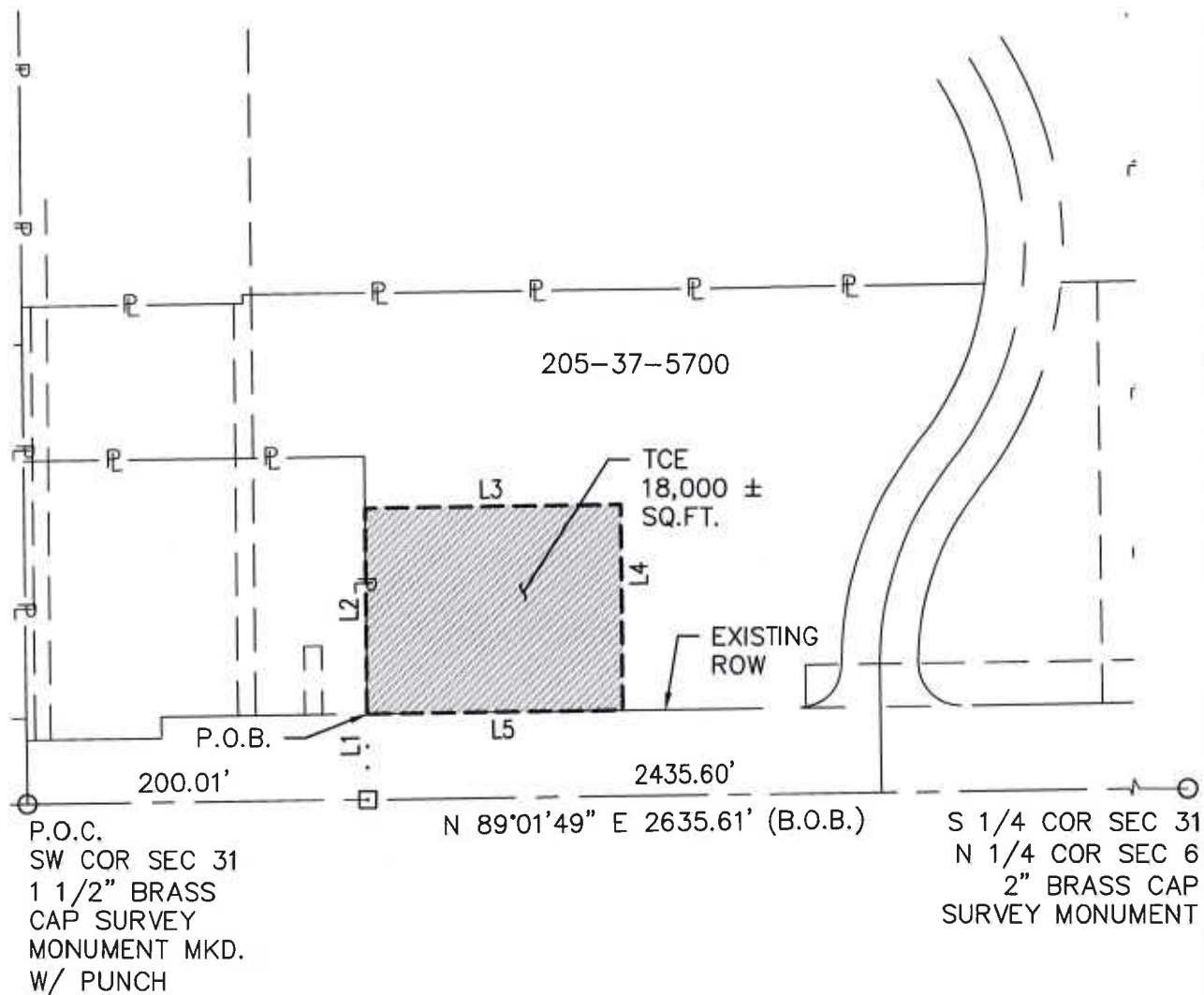
Clerk of the Board



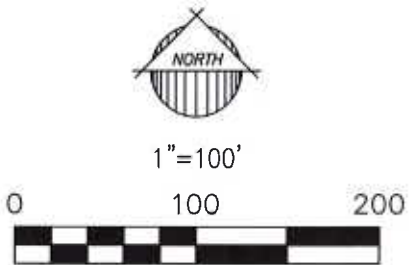
Deputy County Attorney

Board of Supervisors Approval:		S <u>31</u> /T <u>13S</u> /R <u>16E</u>	
Agent: AM	File #: ACQ-0616	Project Code #: 4TVTVL	P [] De [] Do [] E []

EXHIBIT A



Line Table		
LINE	BEARING	LENGTH
L1	N0°58'11"W	50.00'
L2	N0°59'28"W	120.00'
L3	N89°01'49"E	150.00'
L4	S0°59'28"E	120.00'
L5	S89°01'49"W	150.00'



17-082

A PORTION OF THE PARCEL RECORDED IN SEQ. 20151800439
 SEC 31, T-13-S, R-16-E, GSRM, PIMA COUNTY, ARIZONA

DEPICTION OF EXHIBIT A - TCE B/3

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