



MEMORANDUM

Date: February 5, 2024

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: Jan Lester 
County Administrator

Re: **Additional Information – February 6, 2024 Board of Supervisors Agenda, Item #25,
Sale of Surplus Property Located at 17 North Linda Avenue, Tucson Arizona**

Background

The surplus property located at 17 North Linda Avenue is a residential property converted for a commercial office use. The property includes a parcel of land totaling 15,682 square feet improved with a 1,053 square foot converted residence, a 490 square foot carriage house converted for a conference room and offices and a vacant parcel of land totaling 13,480 square feet. The County acquired the vacant land portion of the surplus property as part of a larger parcel on May 29, 1987, for a pro rata amount of \$45,428.

On April 19, 1989, the County acquired the improved portion of the property and an additional residential property for \$115,000. The additional residential property acquired in the 1989 transaction was sold by Pima County to the American Indian Association on August 30, 1996, for \$34,500.

The current occupant of the improved portion of the surplus property is the Pima County Community Land Trust ("PCCLT"), a not-for-profit organization that exists to provide permanently affordable housing for low to moderate income individuals and families, promote community revitalization in the neighborhoods in which it operates, and provides ongoing programs and services that help families achieve, preserve and sustain affordable housing. More information on PCCLT can be viewed on their [website](#).

Facilities Management manages the subject property which includes providing all maintenance and repairs needed. PCCLT has been a tenant in the building since February 2018 and currently pays \$1,400 per month. The sale of the surplus property to PCCLT will relieve the County of the financial obligation for the management and repairs associated with the property.

Request to Purchase

On January 13, 2023, PCCLT made a request to the County purchase the property. The appraisal of the surplus property was completed on January 26, 2023, and the value opined was \$408,000. The PCCLT was extended an offer to purchase the subject property without a public auction as authorized by Arizona Revised Statute (ARS) at an amount of \$375,000 which is approximately 92 percent of the appraised value, which is within the statutory

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The Honorable Chair and Members, Pima County Board of Supervisors
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parameters for the County to sell land at 90 percent of appraised value. Per ARS 11-251(9) the authorization to sell the subject property without a public auction requires a unanimous vote from the Board of Supervisors.

Recommendation

I recommend that the Board of Supervisors unanimously approve the sale of the property at 17 N. Linda Avenue to the Pima County Community Land Trust for \$375,000. Such a sale is in the best interest of the County as it provides permanent office space for a community non-profit providing affordable housing services, generates revenue to the County and relieves the County of the financial obligation for the management and repairs.

JKL/anc

c: Carmine DeBonis, Jr., Deputy County Administrator
Francisco Garcia, MD, MPH, Deputy County Administrator & Chief Medical Officer
Steve Holmes, Deputy County Administrator
Jeff Teplitsky, Director, Real Property Services Department