

# COB - BOSAIR FORM

11/03/2025 8:05 AM (MST)

Submitted by Jeffrey.Tepplitsky@pima.gov



## BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

**\*All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.\***

**Award Type:** Agenda Item

**Is a Board Meeting Date Requested?** Yes

**Requested Board Meeting Date:** 12/16/2025

**Project Title / Description:** Sale of Surplus Property/400.82 acres of land to be sold to the National Park Service

### Agenda Item Report

#### Introduction / Background:

Staff requests Board of Supervisors ("BOS") approval for a consent to sell ("Consent") 400.82 acres of vacant land ("the Property") to the National Park Service ("NPS"). The Property is owned by Pima County ("County") and is located north of Gates Pass Road and east of Kinney Road within and adjacent to the Saguaro National Park; Tucson Mountain District ("SNP"). The Property was acquired over a period of years by the County and is managed by the Conservation Lands and Resources Department ("CLR"). CLR has determined that it no longer requires ownership of the Property and has approved the sale. As part of the sale transaction CLR will remove the County Conservation Land Master Covenant and Site-Specific Agreement ("MRC") prior to the close of escrow. The Property will become part of the SNP. RPS File: Sale-0126. Location Map Attached

#### Discussion:

The BOS Consent will authorize Real Property Services ("RPS") to proceed with the sale of the Property by direct sale to the NPS pursuant to ARS 11-251 (9). ARS 11-251 (9) permits the County to sell the Property to a duly constituted government entity without a public auction and requires the unanimous consent of the BOS. County departments have been notified of the proposed sale of the 400.82 acres and none have expressed a need for the property. Transferring ownership of these lands to the NPS will ensure their long-term conservation including leveraging NPS resources for invasive plant treatments and abandoned mine remediations, while freeing up funds for actions that will allow the County to carry forward our conservation mission under the Sonoran Desert Conservation Plan (SDCP). The property has been appraised by the NPS at \$2,964,000 which will be the amount of the Purchase Sale Agreement ("PSA"). The NPS appraisals (5 total appraisal reports) have been reviewed by Real Property Services ("RPS") and RPS concurs with the values opined in the reports that totals \$2,964,000.

#### Conclusion:

The Property will be sold directly to the NPS without public auction pursuant to state law at the appraised amount of \$2,964,000.

#### Recommendation:

Staff recommends that the BOS approve the Consent in the amount of \$2,964,000.

**Fiscal Impact:**

CLR will receive funds in the amount of \$2,964,000 which will be used to manage open space lands.

**Support of Prosperity Initiative:**

12. Improve Financial Capability

**Provide information that explains how this activity supports the selected Prosperity Initiative**

The sale of surplus property will generate \$2,964,000 that will be used by CLR to manage open space lands.

**Board of Supervisor District:**

• 5

**Department:**

Real Property Services

**Name:**

Jeffrey Teplitsky

**Telephone:**

520-724-6306

Department Director Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Deputy County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

County Administrator Signature: \_\_\_\_\_

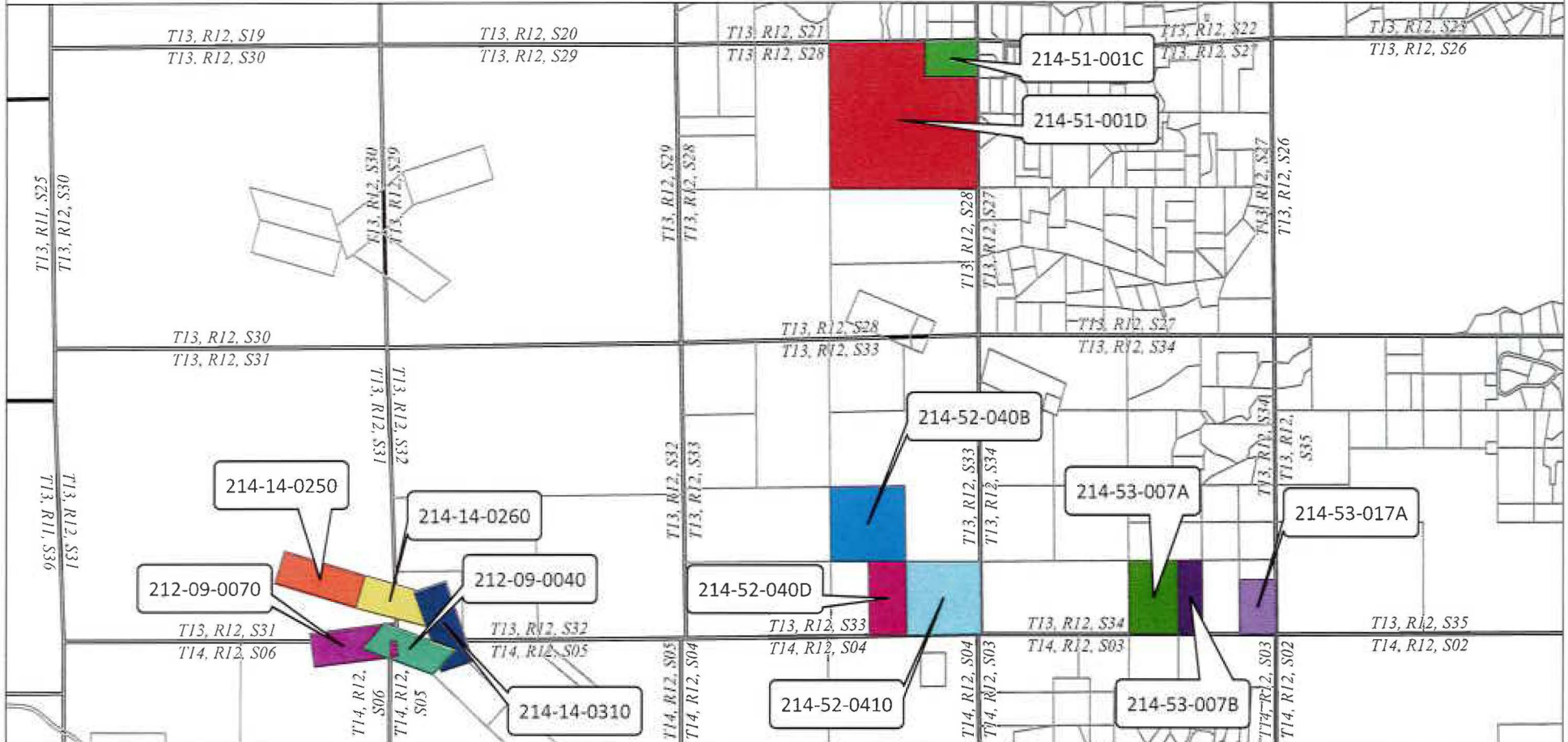
Date: \_\_\_\_\_

# LOCATION MAP

TOWNSHIP SECTION RANGES INCLUDED  
13S12E28, 13S12E31, 13S12E32, 13S12E33, 13S12E34, 14S12E05, 14S12E06



G&SRM  
PIMA COUNTY, ARIZONA



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

## LEGEND



Subject Property -  
multicolored for clarity



NOT TO SCALE

DRAWN BY: K DUDUS

DATE: NOV 2025