



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 9/7/2021

**= Mandatory, Information must be provided*

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

***Title:**

Consent to Sale of Communications Easement

***Introduction/Background:**

Pima County previously entered into seven cellular tower Leases with various wireless carriers including New Cingular Wireless, Verizon, Sprint Spectrum, and Sun State Towers (the "Leases") for wireless communications facilities at the following locations: 7300 N. Shannon Rd. (Nanini Site), 4400 W. Massingale Rd. (Denny Dunn Park), 11300 S. Houghton Rd. (Fairgrounds-Verizon), 11300 S. Houghton Rd. (Fairgrounds-New Cingular), 18900 S. Old Nogales Highway, 5596 E. Littletown Rd. (Thomas Jay Park) and 201 N. Kinney Rd. (Old Tucson). The Leases expire on various dates. The combined current annual revenue from the Leases is approximately \$189,556. Real Property Services has received an offer to purchase individual communications easement with 50-year terms over the Cell Sites (the "Communications Easement") for an amount exceeding the appraised value of the Cell Sites. RPS File No. Sale-0088.

***Discussion:**

Staff requests consent to auction the Communications Easement to the highest bidder pursuant to ARS Section 11-251(9). Upon the sale of the Communications Easement the cellular tower Leases will be assigned to the purchaser of the Communications Easement.

***Conclusion:**

The sale of a Communications Easement over the Cell Sites will provide an upfront lump sum revenue to the County.

***Recommendation:**

It is recommended that the Board of Supervisors approve the sale of the Communications Easement by auction to the highest bidder at a minimum bid price of \$3,400,000.

***Fiscal Impact:**

The appraised value of the Communications Easement is \$3,115,000.

Attachment: Location Maps

***Board of Supervisor District:**

☒ 1 ☒ 2 ☐ 3 ☒ 4 ☒ 5 ☐ All

Department: Real Property Services

Telephone: 724-6313

Contact: Tim Murphy

Telephone: 724-6379

Department Director Signature: _____

Date: 8/16/2021

Deputy County Administrator Signature: _____

Date: 8/18/2021


County Administrator Signature: _____

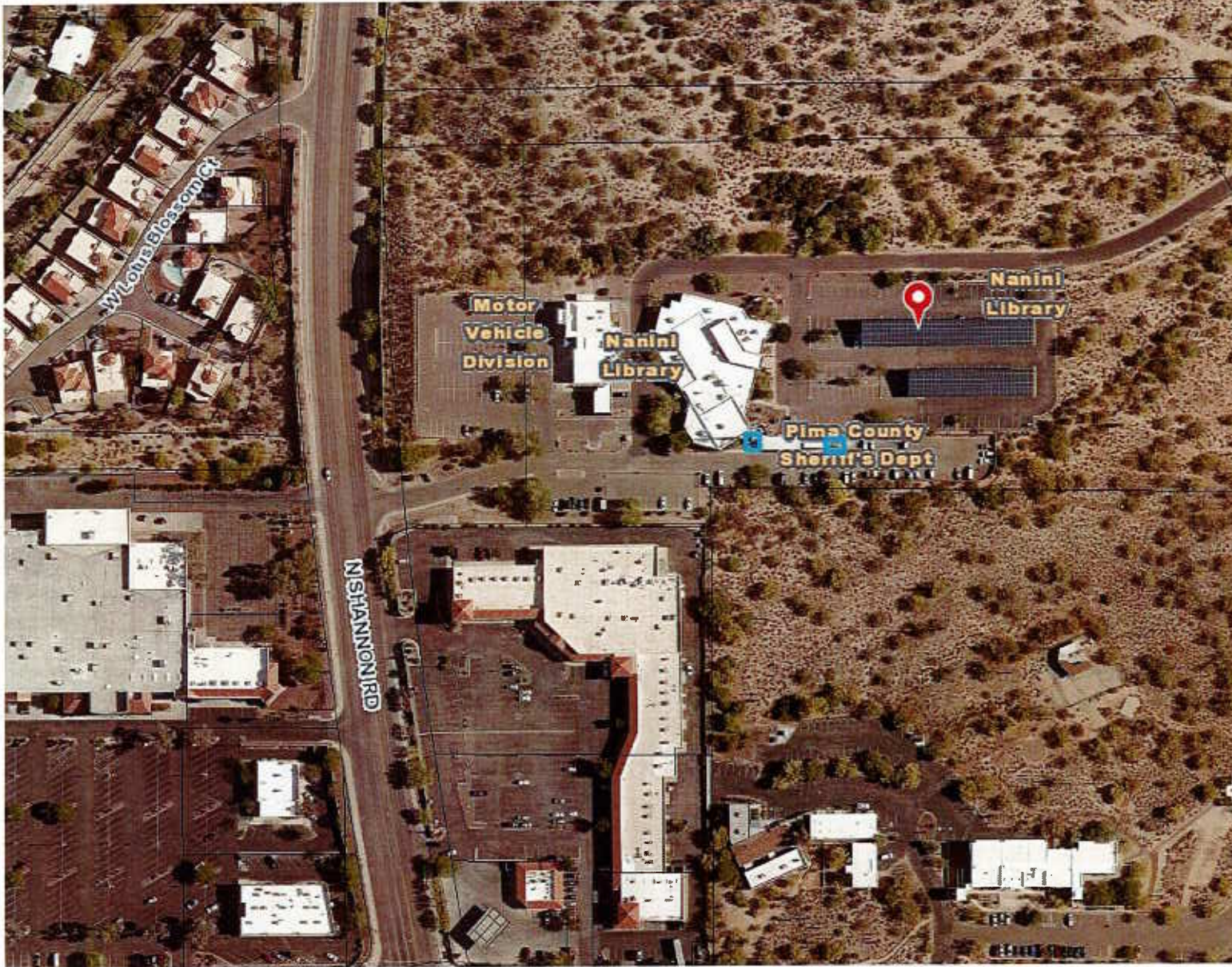
Date: 8/19/21

7/14/2021

7300 N Shannon Rd Nanini Site

Legend

 Parcels



Tax Parcel 225-43-026A

400.0 0 200.0

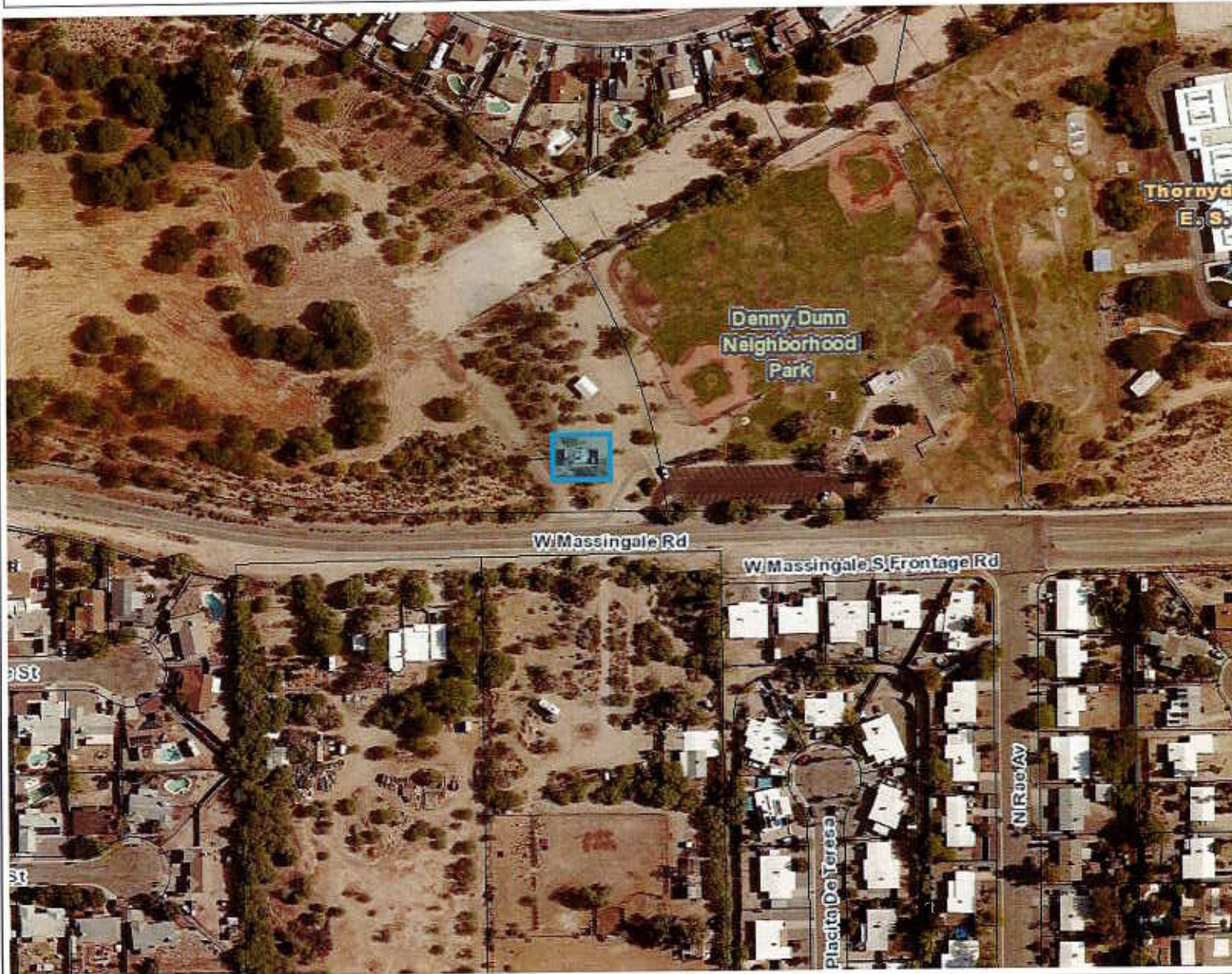
Feet



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

3/10/2021

4400 W. Massingale Rd-Denny Dunn Park



Legend

☐ Parcels

400.0 0 200.0

Feet



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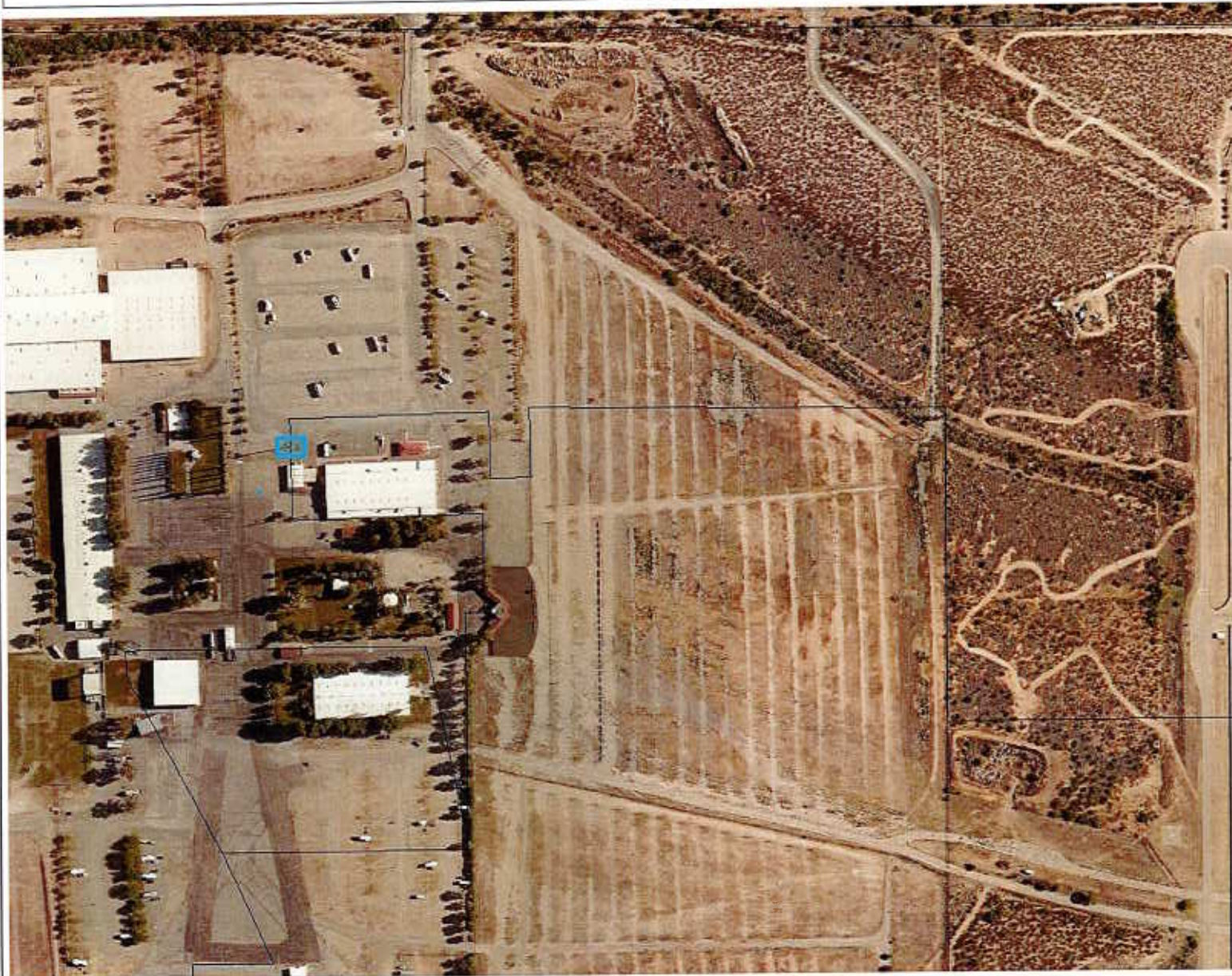
Tax Parcel 225-37-855A

3/10/2021

11300 S. Houghton Rd Pima County Fairgrounds-Verizon

Legend

☐ Parcels



Tax Parcel 305-01-004N

800.0 0 400.00

Feet



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3/10/2021

11300 S. Houghton Rd
Pima County Fairgrounds-New Cingular

Legend

☐ Parcels



Tax Parcel 305-01-004N

400.0 0 200.00
Feet



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3/10/2021

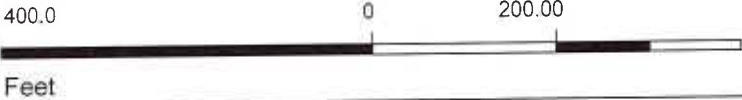
18900 S Old Nogales Hwy

Legend

☐ Parcels



Tax Parcel 303-53-008K



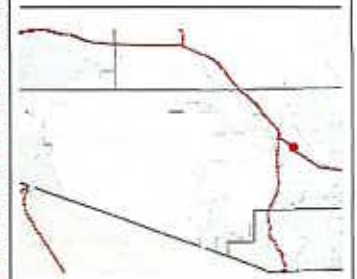
This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

3/10/2021

5596 E. Littleton Rd (Thomas Jay Park)

Legend

☐ Parcels



Tax Parcel # 140-36-0120

400.0 0 200.00
Feet



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3/10/2021

201 S. Kinney (Old Tucson)

Legend

☐ Parcels



Tax Parcel #212-09-018A

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Feet



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3/29/2021