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# MEMORANDUM

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Date: February 15, 2022

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

From: Jan Leshner   
Acting County Administrator

Re: **Update on Potential Interest in Acquiring Property Located on Cortaro Farms Road near Oldfather Drive**

On December 13, 2021, I provided the Board of Supervisors a [memorandum](#) regarding potential interest in acquiring the referenced property, which was the subject of a recently withdrawn zoning change request. At that time, I gave direction to our Real Property Services (RPS) Director to contact the property owners to inquire about their interest in selling the parcels to Pima County. In January, a meeting was held with one of the principal owners and the project rezoning consultant.

Discussion included steps that the ownership group is pursuing, which includes their plans to meet with the Town of Marana to discuss possible annexation. Prior to County staff meeting with the property representatives, the Real Property Services Director inquired with the Town about their interest in annexing the property and received a preliminary indication that this property may not fit within the Towns annexation priorities.

Also discussed at the meeting with the property owner, was their belief that the property had little environmental value due to years of trespass and damage to the property. In addition, the County explained its position that the acquisition of conservation properties is based on the existing zoning value and not the prospective value if rezoned to a higher use zoning designation.

The ownership indicated they were not interested in selling based on the currently zoned value and stated that they had received multiple offers above the price they paid for the property; however, they were not willing to share further specific details. County staff suggested that a potential way to further discussions would be for the County to have an appraisal done by a qualified appraiser who would, at a minimum, consider the potential possibility of a zoning change through Pima County or the Town of Marana, and produce a credible appraisal report to enable further discussion between the County and the property owner.

Based on the current differences of view between the County and property ownership, I have provided direction to our Real Property Services Director to enlist the services of a qualified appraiser to perform an appraisal of the property. It is expected that the appraisal,

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which should be completed within 60 to 90 days, will provide additional market-based information that will enable further discussions to occur with property ownership. The appraisal will be shared with the Board when completed.

JKL

c: Carmine DeBonis, Jr., Deputy County Administrator for Public Works  
Francisco García, MD, MPH, Deputy County Administrator & Chief Medical Officer,  
Health and Community Services  
Yves Khawam, PhD, Assistant County Administrator for Public Works  
Linda Mayro, Director, Office of Sustainability and Conservation  
Jeff Teplitksy, Director, Real Property Services Department  
Nicole Fyffe, Executive Assistant to the County Administrator