



MEMORANDUM

Date: September 7, 2021

To: The Honorable Adelita S. Grijalva, Vice Chair
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator

A handwritten signature in black ink, appearing to read "C.H. Huckelberry", is written over the printed name of the County Administrator.

Re: **Board of Supervisors Agenda Item 18 - Consent to Sale of Communications Easement**

I believe you had questions on this matter, but the item had passed. For your information and use, I am providing answers to questions you may have had regarding this transaction.

As you noted, all of these locations have existing communication towers on them and they are paying monthly lease payments to the County. The total monthly lease payments for these sites is \$15,795. More than one communications operator approached the County and asked if we would consider a long term easement sale, which would essentially provide an upfront payment to Pima County in-lieu of the monthly lease payments. The flow of funds was analyzed and an appraisal of the value of the communications easement acquisition was determined. This appraisal was conducted by Craig Johnson, MAI with Valbridge Property Advisors and resulted in an appraised value of \$3,115,000.

The property will now be sold at public auction to the highest bidder, which I assume will be one of the interested communications companies that originally contacted Pima County. While the appraised value is estimated to be \$3,115,000 one of the communications companies proffered an unsolicited offer prior to the appraisal being completed at an amount of \$3,400,000. Based on that unsolicited offer the minimum bid at the auction for the sale of the communications easement will begin at \$3,400,000. The proceeds from the sale will be used for capital improvements to our park facilities.

If you have further questions on this matter, please contact me.

CHH/anc

c: The Honorable Chair and Members, Pima County Board of Supervisors
Carmine DeBonis, Jr., Deputy County Administrator for Public Works
Jeff Teplitsky, Manager, Real Property Services