

PIMA COUNTY CONSERVATION ACQUISITION COMMISSION

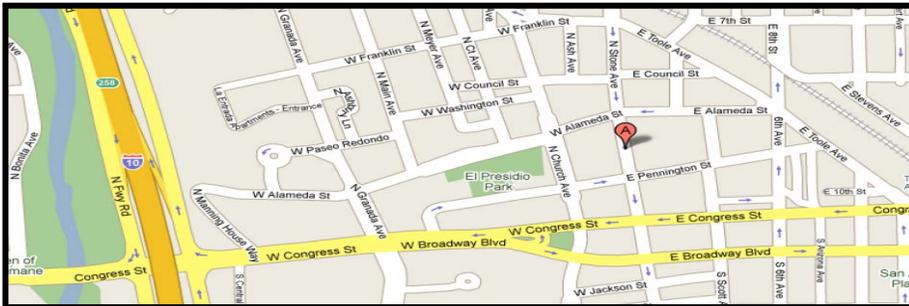
**REVISED
MEETING AGENDA**

Joel D. Valdez Library
101 North Stone Avenue
Lower Level Conference Room

THURSDAY, February 12, 2009

3:00 P.M. – 5:30 P.M.

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Conservation Acquisition Commission and to the general public that the Conservation Acquisition Commission will hold a meeting open to the public on February 12, 2009 at 3:00 pm at the Manning House. As indicated in the agenda, pursuant to A.R.S. §38-431.03(A)(7), the Conservation Acquisition Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.



1. Roll Call
2. Executive Session - Public discussion and action may occur on the executive session items listed below during the regularly scheduled meeting.

Pursuant to A.R.S. §38-431.03(A)(7), for discussion of negotiations regarding the Northwest Joshua and Caleb property.

3. Approval of the November 13, 2008 and December 4, 2008 Meeting Summaries
4. Update on 1997/2004 Conservation Bond Program Expenditures (5 min)
5. Summary of Discussion Regarding Appraisal Process
6. Accept the 2004 Bond Semi-Annual Report (5 min)

Per the County's Truth in Bonding Code, the Conservation Acquisition Commission is tasked with reviewing and accepting semi-annual reports on the conservation portion of the 1997 and 2004 bond programs. Staff recommends the Commission accept the report.

7. Discussion on Future Conservation Opportunities (60 min)

The County is facing 2 challenges with the Conservation Bond Program:

1. Estimated costs for properties the County is actively working on exceeds the remaining amount of funding available in the 1997 and 2004 programs.
2. The nature of GO bonds is that they cannot all be sold at once, and therefore the County may face cash flow issues if the County tries to acquire all of these properties at one time.

Staff would like to present these properties to the Commission and seek the support of the Commission to continue working on these properties. Staff would also like to recommend, due to the limited remaining funds, that the Commission not consider additional applications for properties unless the properties exceed the values associated with the current active list of properties.

8. New Applications (30 min)

The County has received three new applications for the sale of open space. Staff respectfully recommends, due to the limited remaining funds, that the Commission not consider these new applications unless the properties exceed the values associated with the current active list of properties.

A. Backus Property – Southeast Corridor Project Area: Highest Priority Private

Pima County received an application for the sale of 196 acres, located in the Empire Mountains, east of South Sonoita Highway, for \$670,000 or \$3,400 per acre.

B. Tucson Development Properties, LLC (13.9 acres/\$100,000 per acre) – Tortolita Mountains Project Area: Highest Priority Private

Pima County has received an application for the sale of 13.9 acres located on the northwest corner of Linda Vista and Camino de Oeste, for \$1.3 million or \$100,000 per acre. In September 2005, the Commission voted against pursuing acquisition of these parcels after receiving applications from the seller for the same parcels for a total of \$1.1 million.

C. Mi Vida Tierra LLC Property (22.5 acres/\$100,000 per acre) – Tortolita Mountains Project Area: Secondary Priority Private

Pima County has received an application for the sale of 22.5 acres, located at the southwest corner of La Cholla and Linda Vista for \$2.2 million or \$100,000 per acre. The Commission considered this property, formerly known as the Khan property, in June 2006 as part of an assemblage effort of small, adjacent Habitat Protection

Priorities. The former owner was asking for \$2 million for 19.9 acres.

9. Updates (30 min)

- Proposed Development Activities on Bond Parcels
- Sands Ranch (Southeast Corridor area)
- Preferred Marketing Property (Southeast Corridor area)
- First American Title – Sopori Ranch
- Arroyo Grande Conceptual Land Use Plan
- Habitat at 36th and Kino Property
- Boa Sorte (Brawley Wash area)
- Tumamoc Hill
- Bloom Property
- Los Morteros
- Avra/I-10 Wildlife Connection
- Las Cienegas Enhancement and Saguaro National Park Boundary Adjustment Act S. 1341, H.R. 3617
- Catalina/Tortolita connection
- Rosemont Mine
- 2009 Bond Election Update

7. Next Commission Meeting

The next Conservation Acquisition Commission meeting is scheduled for March 12, 2009 at 2:00 pm at a location to be determined.

8. Call to the Public

9. Adjournment

Reminder:

Scheduled Conservation Acquisition Commission meeting dates:

March 12, 2009	TBD
April 9, 2009	TBD
May 14, 2009	TBD
June 11, 2009	TBD
July 9, 2009	TBD