

**Pima County Conservation Acquisition Commission
Meeting**

**Manning House
Thursday, December 4, 2008
2:00 p.m.**

MOTIONS

MOTION: Commissioner Sheridan moved, seconded by Commissioner Corey to recommend approval of the acquisition of the Sands Ranch property, totaling 5,040 acres at a cost of \$21 million. Motion approved 8-0 (Commissioners Hare, Shattuck and Wilson were absent).

DIRECTION TO STAFF

Look into the possibility of introducing an independent third party to review appraised values.

SUMMARY OF MEETING

The following is a summary of the December 4, 2008 meeting.

1. Roll Call

The Commission meeting began at 2:15 pm.

Commissioners Present

Les Corey

Jan Johnson, Vice Chair (arrived at 2:20pm)

James Marian

Rob Marshall

Chuck Pettis

Tim Prouty

Bill Roe, Chairman

Tom Sheridan

Commissioners Absent

Trevor Hare

Wanda Shattuck

Helen Wilson

2. Executive Session

None.

3. Acquisition of the Sands Ranch, Habitat Protection Priority in the Southeast Sub Area

Nicole Fyffe discussed the packet provided to the Commission on the Sands Ranch property. Overall, the County and other land management agencies have invested much in this area. Ms. Fyffe reported that the Sands Ranch is 64,000 acres, spanning Pima, Santa Cruz and Cochise Counties, of which 5,240 acres of fee land are in Pima County. The family will retain 200 acres, offering to sell 5,040 acres to the County at a cost of \$21 million, which is \$4,000 an acre for fee, \$1,800 per acre for deed restrictions and a Ranch Management Agreement for a 15-year term with two additional 5-year renewals. Ms. Fyffe also reported that the County recently negotiated an agreement for the adjacent Clyne Ranch for \$4.9 million.

Kerry Baldwin reported on the good condition of the Sands Ranch property and the County's efforts in acquiring properties linking to the Whetstones. The northern portion of the property is the most biologically diverse, the southern portion contains the rich

grasslands, and the property's corridor connection component is a critical element. Public use of the ranch was discussed. The County may use a sign in/out program, such as those used by Arizona Game and Fish or perhaps a permit-based approach such as with Empirita Ranch.

Mike Stofko reported that the County would be receiving all mineral rights pertinent to the land, with the exception of one quarter section.

Commissioner Prouty expressed concern with the process of arriving at an appraised value given the market today. Commissioner Prouty suggested that an outside independent review on the County's appraisals on high dollar acquisitions be done to provide current reviews of appraisals. It is difficult to pin-point a value in a declining market and therefore important to get the most current review of appraised value. It was suggested that the County look into the possibility of introducing an independent third party to review appraised values. Commissioner Sheridan indicated that it is too late to change the procedure now, but it would be prudent for the County to consider an outside review process for appraisals.

MOTION: Commissioner Sheridan moved, seconded by Commissioner Corey to recommend approval of the acquisition of the Sands Ranch property, totaling 5,040 acres at a cost of \$21 million. Motion approved 8-0 (Commissioners Hare, Shattuck and Wilson were absent).

Nicole Fyffe stated that staff would look into the County's current appraisal process.

4. Next Commission Meeting

The January 8, 2009 Commission meeting may be canceled. Staff will notify members and the public.

5. Call to the Public

No speakers.

6. Adjournment

Meeting adjourned at 3:20 p.m.

Future Meeting Dates:

February 12, 2009	Joel D. Valdez Library
March 12, 2009	TBD
April 9, 2009	TBD
May 14, 2009	TBD
June 11, 2009	TBD
July 9, 2009	TBD