

**Metropolitan Domestic Water Improvement District
Board of Directors Meeting**

February 14, 2022

Approval of Purchase and Sale Agreement for Desert Aire Booster Site

Synopsis

The Board of Directors is requested to approve an agreement with Catalina Towing & Recovery Corporation for the purchase and sale of the former Desert Aire Booster site located at 7497 N Oracle Road.

Background

The District maintains property located at 7497 N Oracle Road, which was previously used for a booster site. The booster station was removed and the associated waterline infrastructure was abandoned in place. The site is approximately 0.33 acres.

Issues

The Desert Aire Booster site was appraised at \$40,000; however, the area of the property was originally assumed to be approximately 13,755 square feet. The appraisal also assumed a 10% entrepreneurial profit. Upon further review, District staff determined a previous road abandonment by Pima County stipulated that title to the land abandoned was intended to vest in the adjacent owners (Pima County Resolution 1981-104) resulting in a land area of 14,413 square feet. Staff worked with it's as-needed survey consultant and the Pima County Assessor to make the necessary corrections. The nominal valuation of the property was reconciled to include the added area, resulting in an adjusted property value of \$39,000, excluding the entrepreneurial profit.

The prospective buyer signed the agreement.

Recommendation

It is recommended the Board of Directors approve the purchase and sale agreement for the Desert Aire Booster site, located at 7497 N Oracle Road.

Suggested Motion

I move to approve the purchase and sale agreement for the Desert Aire Booster site, located at 7497 N Oracle Road to Catalina Towing & Recovery Corporation in the amount of \$39,000.00.

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Respectfully submitted,

Sheila M. Bowen, P.E.
District Engineer

I concur with the above-noted recommendation.

Respectfully submitted,

Joseph Olsen, P.E.
General Manager