

SUBMITTED BY: Luis Pedroza, Deputy City Manager

MANAGEMENT TEAM REVIEW: Ana Urquijo, City Manager

FOCUS AREA: Other / NA

ORGANIZATIONAL IMPROVEMENTS:

SUBJECT: **SECOND READING OF ORDINANCE NO. 26-1230**, an Ordinance of the Mayor and Council of the City of Douglas, Cochise County, Arizona, **AUTHORIZING the ACCEPTANCE of DONATED VACANT UNIMPROVED REAL PROPERTY** from Ray Mehan consisting of a 6.35 acre parcel with assessor’s parcel number 410-12-035 in the City of Douglas, Cochise County, Arizona, establishing severability of components of ordinance; and establishing an effective date thereof.

EXECUTIVE SUMMARY:

Mr. Ray Mehan approached the city about donating parcel 410-12-035 adjacent to the city’s golf course and SR-80. The unimproved parcel has property taxes owed in the amount of \$33,154.27 accrued since 2008.

BACKGROUND:

Mr. Mehan is no longer interested in developing the property and wants to donate to the city. The city negotiated with Mr. Mehan to accept the donation with the agreement that the property taxes owed are absorbed by the city.

The parcel is 6.35 acres with an assessed valuation of \$36,378. The parcel is not improved but utilities are nearby. Attached is a map of the current existing area.

The site is zoned residential but has potential to be rezoned to offer commercial activities with its location by State Highway 80. The location of the parcel next to the golf course presents opportunities for commercial, residential and golf course development. The acquisition of the properties would allow the city to market to developers the availability of prime real estate for development and advance the city’s goals to increase population, tax revenues and attract new businesses.

DISCUSSION:

Staff recommend approval.

FISCAL IMPACT:

None.

Fiscal Year: 2025/2026

Amount Requested:

Budgeted: Y / N

Account (s):

“...I MOVE THAT THE MAYOR AND COUNCIL APPROVE THE SECOND READING OF ORDINANCE NO. 26-1230 BY NUMBER AND TITLE ONLY.”