

RECEIVED


MAY 30 2025

PINAL COUNTY SCHOOL OFFICE

CERTIFICATE

The undersigned is the duly appointed and qualified President of the Governing Board of Florence Unified School District No. 1 of Pinal County, Arizona, and hereby certifies that attached hereto is a true and correct copy of: (i) the agenda (in the form posted on the District's website) for the meeting of the Governing Board held on May 13, 2025 (the "Meeting"), and that said agenda was on file in the administration office and posted in the usual place of posting notices for the District, including the District's website for not less than twenty-four (24) hours prior to the call to order of the Meeting; and (ii) a resolution of said Board adopted at such Meeting; and further certifies that the resolution was passed and adopted by the Governing Board on May 13, 2025; that a quorum was present at such Meeting and at the time the resolution was adopted; that said resolution was adopted by a vote of 4 ayes, 0 nays, 0 abstained and 1 was/were absent; that said resolution has been executed by the proper officer(s) of the District; and said resolution, as executed, is on file in the District administration office and further certifies that the District's website also states where public notices and agendas are physically and electronically posted.

Dated: May 13, 2025



President, Governing Board

RESOLUTION

RESOLUTION ORDERING THAT THE FLORENCE UNIFIED SCHOOL DISTRICT NO. 1 OF PINAL COUNTY, ARIZONA, HOLD A SPECIAL ELECTION ON NOVEMBER 4, 2025 TO REQUEST AUTHORIZATION TO SELL, LEASE OR EXCHANGE DISTRICT PROPERTY.

WHEREAS, Florence Unified School District No. 1 of Pinal County, Arizona (the “*District*”) owns certain real property described in the ballot question attached hereto as *Exhibit A* (the “*Real Property*”); and

WHEREAS, under Arizona law a school district may not, under certain circumstances, sell, lease or exchange real property without approval of the district’s voters; and

WHEREAS, under Arizona law, a school district may use the proceeds of the lease or sale of real property (i) to pay any outstanding bonded indebtedness, (ii) to reduce taxes, (iii) with certain limitations, to pay maintenance and operation expenditures, (iv) to purchase pupil transportation vehicles, (v) to purchase equipment, furniture, and/or technology for school facilities, (vi) to improve and/or renovate school facilities, and/or (vii) if approved by a district’s voters, to purchase school sites or to construct school facilities; and

WHEREAS, pursuant to this resolution the Governing Board of the District (the “*Board*”) will order that a special site sale election be held in and for the District on November 4, 2025;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF FLORENCE UNIFIED SCHOOL DISTRICT NO. 1 OF PINAL COUNTY, ARIZONA, THAT:

Section 1. **Order and Call of Election.** A special election (the “*Election*”) is hereby ordered and called to be held in and for this District on November 4, 2025 to submit to the qualified electors of the District the question shown on the form of official ballot, in substantially the form attached hereto as *Exhibit A* and incorporated by reference herein. The District Superintendent or Chief Financial Officer is authorized and directed to complete the legal descriptions in the ballot and take such actions as are necessary to assist the Pinal County School Superintendent (the “*County School Superintendent*”) and Pinal County Elections Department (the “*County Elections Department*”) in performing their duties with respect to the Election.

Section 2. **Conduct of Election; Contracts; Expenditures.** The Election may be conducted as a mailed ballot election as provided in Arizona Revised Statutes (“*A.R.S.*”) § 16-409 or a polling place election as determined by the District Superintendent or Chief Financial Officer. The Board is hereby authorized to request the County School Superintendent and County Elections Department to have ballots printed in substantially the form of *Exhibit A* and to deliver them to the election officials to be given to the qualified electors of the District appearing to vote in the Election as provided by law. The Board authorizes all expenditures as may be necessary to order, notice, hold and administer the Election, including but not limited to the cost of the return postage to return the voted mail ballots if the Election is conducted as a mailed ballot election to the officer in charge of the Election, which expenditures shall be paid from current operating funds. The District Superintendent or Chief Financial Officer is authorized and directed to take all acts, including entering into intergovernmental agreements with the Pinal County Recorder (the “*County Recorder*”), the County Elections Department or the County School Superintendent, to carry out the Election. The District Superintendent shall cooperate with the County School Superintendent to ensure proper administration of the Election.

Section 3. Notice of Election.

(A) **Posting of Notice.** For a mailed ballot election and polling place election, the District or the County School Superintendent will cause the notice of the Election (the “*Notice*”) in substantially the form attached hereto as *Exhibit B-1* and *Exhibit B-2*, respectively, to be posted not less than 25 days before the Election as required by law.

(B) **Publication of Notice in Newspaper of General Circulation.** The District or the County School Superintendent will cause the Notice and Call of Special Election, in substantially the form attached hereto as set forth in *Exhibit B-1* or *Exhibit B-2*, as applicable, to be published once a week for two successive weeks in a newspaper of general circulation within the District, if available, during any two of the six weeks preceding 150 days before the Election. If a newspaper of general circulation is not available within the District, such Notice shall be posted on the District’s website and at other locations at which the District posts notices of Board meetings.

Section 4. Ballot Replacement Location. The District Superintendent or Chief Financial Officer shall coordinate with the County School Superintendent and County Elections Department to designate a location for purposes of replacing ballots that have been lost, spoiled, destroyed or not received by the elector.

Section 5. Precincts and Polling Places. For purposes of a polling place election which may be held in conjunction with any county, city or special district election of any overlapping jurisdiction, the Board determines that Pinal County election precincts will serve as the District election precincts, including any consolidation of such precincts as determined by the County Elections Department and the District’s Superintendent or designee. The location of each polling place will be determined by the County Elections Department, which will conduct the Election on behalf of the District. The polls will open at 6:00 a.m. and will close at 7:00 p.m. on November 4, 2025.

Section 6. Early Voting. Early voting will be permitted at the Election in accordance with the provisions of A.R.S. Title 16, Chapter 4, Article 8.

Section 7. Public Declaration: Submission of Arguments. The Board publicly declares that: The County School Superintendent has established August 8, 2025 as the deadline for submitting arguments “for” or “against” the proposed sale, lease or exchange of the real property. The arguments must be received by the County School Superintendent on or before 5:00 p.m. on August 8, 2025. A form of the notice requesting arguments “for” or “against”, including the deadline for submitting arguments is attached hereto as *Exhibit C*. The District Superintendent or Chief Financial Officer is authorized to revise the form of notice hereto as necessary to comply with all applicable laws or any change of date by the County School Superintendent. The District Superintendent or Chief Financial Officer is authorized to cause the posting of a notice requesting the filing with the County School Superintendent of arguments “for” or “against” the Election on the District’s website.

Section 8. Voting Rights Act. In order to comply with the Voting Rights Act of 1965, as amended, the following proceedings pertaining to the Election will be translated into Spanish and posted and published in each instance where posting and publication of such proceedings are required, to-wit: ballot, notice, request for “for” and “against” arguments, Informational Pamphlet, all voting materials and all voting instructions. The officers of the District and the County are further authorized and directed to take all action necessary to comply with the Voting Rights Act of 1965, as amended.

Section 9. **Submission of Ballot.** The District Superintendent or Chief Financial Officer is hereby directed to cause, at least 85 days before the Election, the draft ballot to be submitted to the County School Superintendent and the Arizona legislative council for review and approval and shall be guided by such rulings.

Section 10. **Canvass.** The Pinal County Elections Director (the “*County Elections Director*”) or the Pinal County Board of Supervisors is requested and authorized to canvass the returns of the Election within 30 days of the Election, as required by A.R.S. § 15-493.

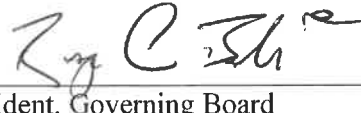
Section 11. **Other Actions.** The District Superintendent or Chief Financial Officer is authorized to take all necessary action to facilitate the Election.

Section 12. **Ratification.** All actions of the members of the Board, officers, employees and agents of the District which are in conformity with the purposes and intent of this resolution, whether heretofore or hereafter taken, shall be and are hereby ratified, confirmed, authorized and approved.

Section 13. **Transmission of Resolution.** A certified copy of this Resolution shall be delivered to the County School Superintendent and the County Elections Director.

[Signature on following page]

PASSED AND ADOPTED on May 13, 2025.



President, Governing Board

EXHIBITS A – Sample Ballot
 B – Notice and Call of Special Election
 C – Request for Arguments

[Signature page to Site Sale Election Resolution]

EXHIBIT A

**SAMPLE BALLOT
SALE, LEASE OR EXCHANGE OF REAL PROPERTY**

SPECIAL ELECTION

Florence Unified School District No. 1
of Pinal County, Arizona - November 4, 2025

QUESTION NO. _____

Shall the Governing Board of Florence Unified School District No. 1 of Pinal County, Arizona, be authorized to sell, lease or exchange the following described parcels of real property, or any portion thereof, and use all or a portion of any such proceeds of any such sale, lease or exchange to purchase school sites and/or to construct, improve, equip and furnish school buildings, including technology, to purchase student transportation vehicles and/or any other permitted capital expenditure? The real property is described as follows:

Parcel A: Site located in the subdivision named MORNING SUN FARMS in San Tan Valley, Arizona, located at the intersection of Hunt Highway and North Village Lane (approximately 23.13 acres).

Legal Description for APN 509-02-028R:

A parcel of land located within a portion of the Northwest quarter of Section 12, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

COMMENCING at the Northwest corner of said Section 12 from which the North quarter corner of Section 12 bears North 89 degrees 42 minutes 03 seconds East, a distance of 2641.25 feet;

THENCE North 89 degrees 42 minutes 03 seconds East, 1320.63 feet along the North line of said Section 12;

THENCE South 00 degrees 01 minutes 27 seconds West, 596.18 feet along the West line of the Northeast quarter of the Northwest quarter of said Section 12, to the Southwest corner of Phase One at Morning Sun Farms a subdivision recorded in Cabinet D, Slide 172, Official Records of Pinal County Recorder, said point being the POINT OF BEGINNING;

THENCE South 89 degrees 58 minutes 33 seconds East, 15.00 feet along the southerly boundary line of said Phase One at Morning Sun Farms to the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 8 degrees 48 minutes 10 seconds East a distance of 1321.15 feet;

THENCE Easterly 364.37 feet along the arc of said curve to the left and said southerly boundary line, through a central angle of 15 degrees 48 minutes 08 seconds to the beginning of a non-tangent curve, concave Southerly, from which the radius point bears South 6 degrees 59 minutes 01 seconds East a distance of 1261.66 feet;

THENCE Easterly 306.87 feet along the arc of said curve to the right and said southerly boundary line, through a central angle of 13 degrees 56 minutes 08 seconds to the beginning of a non-tangent curve, concave Northerly, from which the radius point bears North 6 degrees 57 minutes 26 seconds East a distance of 2044.44 feet;

THENCE Easterly 369.93 feet along the arc of said curve to the left and said southerly boundary line, through a central angle of 10 degrees 22 minutes 02 seconds;

THENCE on a non-tangent line South 84 degrees 59 minutes 34 seconds East, 40.00 feet along said southerly boundary line to the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 84 degrees 59 minutes 34 seconds East a distance of 803.07 feet;

THENCE Northeasterly 2.27 feet along the arc of said curve to the right and said southerly boundary line, through a central angle of 00 degrees 09 minutes 44 seconds;

THENCE on a non-tangent line South 89 degrees 58 minutes 56 seconds East, 156.89 feet along said Southerly boundary line, to a point on the Westerly boundary of Village Lane as shown on said final plat for Phase One at Morning Sun Farms, said point being the beginning of a non-tangent curve, concave Easterly, from which the radius point bears South 76 degrees 49 minutes 08 seconds East a distance of 505.00 feet;

THENCE Southerly 302.32 feet along the arc of said curve to the left and said westerly boundary line, through a central angle of 34 degrees 18 minutes 00 seconds to a point of reverse curvature of a curve having a radius of 200.00 feet;

THENCE Southeasterly 107.75 feet along the arc of said curve to the right and said westerly boundary line through a central angle of 30 degrees 52 minutes 07 seconds to a point of compound curvature of a curve having a radius of 620.00 feet;

THENCE Southwesterly 13.58 feet along the arc of said curve to the right and said westerly boundary line through a central angle of 01 degrees 15 minutes 17 seconds to a point of reverse curvature of a curve having a radius of 680.00 feet;

THENCE Southerly 260.79 feet along the arc of said curve to the left and said westerly boundary line, through a central angle of 21 degrees 58 minutes 27 seconds to a point of reverse curvature of a curve having a radius of 620.00 feet;

THENCE Southeasterly 63.77 feet along the arc of said curve to the right and said westerly boundary line through a central angle of 5 degrees 53 minutes 34 seconds;

THENCE North 89 degrees 58 minutes 58 seconds West, 614.21 feet along a line parallel with and 55.00 feet north of, measured at right angles to the North line of the Model Complex at Morning Sun Farms, a subdivision recorded in Cabinet D, Slide 123 , Official Records of Pinal County Recorder;

THENCE South 25 degrees 15 minutes 37 seconds West, 310.00 feet to a point on the Northeasterly right of way line of Hunt Highway as dedicated to Pinal County in Fee Number 2006-008866 , Official Records of Pinal County Recorder;

THENCE North 49 degrees 13 minutes 01 seconds West, 715.46 feet along said Northeasterly right-of-way line of Hunt Highway to a point on the West line of the Northeast quarter of the Northwest quarter of Section 12;

THENCE North 00 degrees 01 minutes 27 seconds East, 569.89 feet along the West line of the Northeast quarter of the Northwest quarter of Section 12 to the POINT OF BEGINNING.

Parcel B: Site located at the intersection North Spring Valley Parkway and East Empire Boulevard in Florence, Arizona, (approximately 24.93 acres).

Legal Description for APN 509-03-0070:

That portion of the Northwest Quarter of Section 1 and the Northeast Quarter of Section 2, both located within Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the true intersection of the common section corner for Sections 1 and 2, Township 3 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona with the South line of Section 36, Township 2 South, Range 7 East of the Gila and Salt River and Meridian, Maricopa County, Arizona said point bears South 00°09'46" East, a distance of 5302.18 feet from a found 3" Glo brass cap accepted as the common quarter-corner of Sections 1, 2, 11 and 12, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

THENCE North 89°20'18" East along the North line of the Northwest Quarter of said Section 1, a distance of 1235.95 feet;

THENCE departing from said North line, South 00°39'42" East, a distance of 694.11 feet;

THENCE South 64°10'28" West, a distance of 319.62 feet to the beginning of a non-tangent curve, concave Southerly, having a radius of 2402.00 feet, the center of which bears South 07°25'55" East;

THENCE Westerly along said curve 263.09 feet through a central angle of 6°16'32";

THENCE South 29°02'16" West, a distance of 162.44 feet;

THENCE South 73°41'40" West, a distance of 212.93 feet;

THENCE South 60°11'04" West, a distance of 264.26 feet;

THENCE North 84°29'33" West, a distance of 192.27 feet to the beginning of a non-tangent curve, concave Westerly, having a radius of 1825.00 feet, the center of which bears North 84°29'33" West;

THENCE Northerly along said curve 101.18 feet through a central angle of 03°10'36";

THENCE North 02°19'51" East, a distance of 386.45 feet to the beginning of a curve, concave Westerly having a radius of 600.00 feet;

THENCE Northerly along said curve through a central angle of 21°43'52", an arc length of 227.57 to a point of tangency;

THENCE North 19°24'01" West, a distance of 119.60 feet to the beginning of a curve concave Easterly, having a radius of 600.00 feet;

THENCE Northerly along said curve through a central angle of 18°44'19", an arc length of 196.23 feet to a point of tangency;

THENCE North 00°39'42" West, a distance of 165.00 feet to common section corner of Sections 35 and 36, Township 2 South, Range 7 East;

THENCE North 89°20'18" East along the South line of said Section 36, a distance of 92.79 feet to the POINT OF BEGINNING.

EXCEPT that portion conveyed in Special Warranty Deed recorded July 03, 2017 as Instrument No. 2017-047287 of Official Records, Pinal County, Arizona.

SALE, LEASE OR EXCHANGE OF REAL PROPERTY, YES	<input type="checkbox"/>
SALE, LEASE OR EXCHANGE OF REAL PROPERTY, NO	<input type="checkbox"/>

EXHIBIT B-1

[MAILED BALLOT ELECTION]

NOTICE AND CALL OF SPECIAL ELECTION

TO THE QUALIFIED ELECTORS OF FLORENCE UNIFIED SCHOOL DISTRICT NO. 1 OF PINAL COUNTY, ARIZONA:

A special election has been called by, and will be held in, Florence Unified School District No. 1 of Pinal County, Arizona (the “*District*”), on November 4, 2025 (“*Election Day*”). The purpose of the election is to permit the qualified electors of the District to vote on authorizing the District to sell, lease or exchange all or part of the following described parcels of real property and use all or a portion of any such proceeds of any such sale, lease or exchange to purchase school sites and/or to construct, improve, equip and furnish school buildings, including technology, to purchase student transportation vehicles and/or any other permitted capital expenditure. The real property is described as follows:

Parcel A: Site located in the subdivision named MORNING SUN FARMS in San Tan Valley, Arizona, located at the intersection of Hunt Highway and North Village Lane (approximately 23.13 acres). Assessor’s Parcel Number is 509-02-028R.

Parcel B: Site located at the intersection North Spring Valley Parkway and East Empire Boulevard in Florence, Arizona, (approximately 24.93 acres). Assessor’s Parcel Number is 509-03-0070.

The election will be a mailed ballot only election. No polling places will be provided. Ballots will be mailed to qualified electors residing within the District no earlier than 27 days prior to the election and no later than 15 days before the election.

The last day to register to vote in order to be eligible to vote in this election is Monday, October 6, 2025.

Any qualified elector is eligible for early voting. Early voting materials may be obtained by contacting the Pinal County Elections Department, 31 N. Pinal Street, Building E, Florence, AZ 85132; telephone: (520) 866-7550. For more information about the foregoing, please review A.R.S. § 15-491 or contact the Florence Unified School District No. 1, 1000 S. Main Street, Florence, AZ 85132; telephone: (520) 866-3500.

EXHIBIT B-2

[POLLING PLACE ELECTION]

NOTICE OF SPECIAL ELECTION

TO THE QUALIFIED ELECTORS OF FLORENCE UNIFIED SCHOOL DISTRICT NO. 1 OF PINAL COUNTY, ARIZONA:

A special election will be held in Florence Unified School District No. 1 of Pinal County, Arizona (the “*District*”), on November 4, 2025, at the following polling places:

[INSERT FROM COUNTY ELECTIONS DEPARTMENT]

The polls will open at 6:00 a.m. and close at 7:00 p.m.

The purpose of the election is to permit the qualified electors of the District to vote on authorizing the District to sell, lease or exchange all or part of the following described parcels of real property and use all or a portion of any such proceeds of any such sale, lease or exchange to purchase school sites and/or to construct, improve, equip and furnish school buildings, including technology, to purchase student transportation vehicles and/or any other permitted capital expenditure. The real property is described as follows:

Parcel A: Site located in the subdivision named MORNING SUN FARMS in San Tan Valley, Arizona, located at the intersection of Hunt Highway and North Village Lane (approximately 23.13 acres). Assessor’s Parcel Number is 509-02-028R.

Parcel B: Site located at the intersection North Spring Valley Parkway and East Empire Boulevard in Florence, Arizona, (approximately 24.93 acres). Assessor’s Parcel Number is 509-03-0070.

Any qualified elector is eligible for early voting. Early voting materials may be obtained by contacting the Pinal County Elections Department, 31 N. Pinal Street, Building E, Florence, AZ 85132; telephone: (520) 866-7550. For more information about the foregoing, please review A.R.S. § 15-491 or contact the Florence Unified School District No. 1, 1000 S. Main Street, Florence, AZ 85132; telephone: (520) 8666-3500.

EXHIBIT C

REQUEST FOR ARGUMENTS “FOR” OR “AGAINST” THE SPECIAL SALE, LEASE OR EXCHANGE OF REAL PROPERTY ELECTION FLORENCE UNIFIED SCHOOL DISTRICT NO. 1 OF PINAL COUNTY, ARIZONA

Florence Unified School District No. 1 of Pinal County, Arizona (the “*District*”), will hold a special election on Tuesday, November 4, 2025. The purpose of the election is to permit the qualified electors of the District to vote on authorizing the District to sell, lease or exchange all or part of the following described parcels of real property and use all or a portion of any such proceeds of any such sale, lease or exchange to purchase school sites and/or to construct, improve, equip and furnish school buildings, including technology, to purchase student transportation vehicles and/or any other permitted capital expenditure. The real property is described as follows:

Parcel A: Site located in the subdivision named MORNING SUN FARMS in San Tan Valley, Arizona, located at the intersection of Hunt Highway and North Village Lane (approximately 23.13 acres). Assessor’s Parcel Number is 509-02-028R.

Parcel B: Site located at the intersection North Spring Valley Parkway and East Empire Boulevard in Florence, Arizona, (approximately 24.93 acres). Assessor’s Parcel Number is 509-03-0070.

The Pinal County School Superintendent will be preparing an informational pamphlet that will be mailed to households containing one or more registered electors within the District. Any persons wishing to submit an argument “for” or “against” the proposed sale, lease or exchange of real property (not to exceed 200 words) may do so by mail or hand delivery of the argument to the Pinal County School Superintendent, 75 N. Baily Street B, Florence, AZ 85132; telephone: (520) 866-6565.

To be included in the informational pamphlet, such argument must be received in the office of the Pinal County School Superintendent on or before 5:00 p.m., August 8, 2025. Such argument must be signed and should include the name of the school district, the author’s name, address and telephone number. If the argument is submitted by a political committee, it shall contain the sworn statement of the committee's chairperson or treasurer. If the argument is submitted by an individual and not on behalf of an organization, a political committee or any other group, the person shall submit the argument with a sworn, notarized statement. The entity and author’s name will be printed in the informational pamphlet. To find fillable forms for submitting an argument, visit the Pinal County School Superintendent’s website at <https://www.pinalcso.org/vnews/display.v/ART/67c5cc60dd511>. The last day to register to vote in order to be eligible to vote in this election is Monday, October 6, 2025. For more information concerning the election, please contact Florence Unified School District No. 1, 1000 S. Main Street, Florene, AZ 85132; telephone: (520) 866-3500.