

Chino Valley reviews ERAU training runway proposal

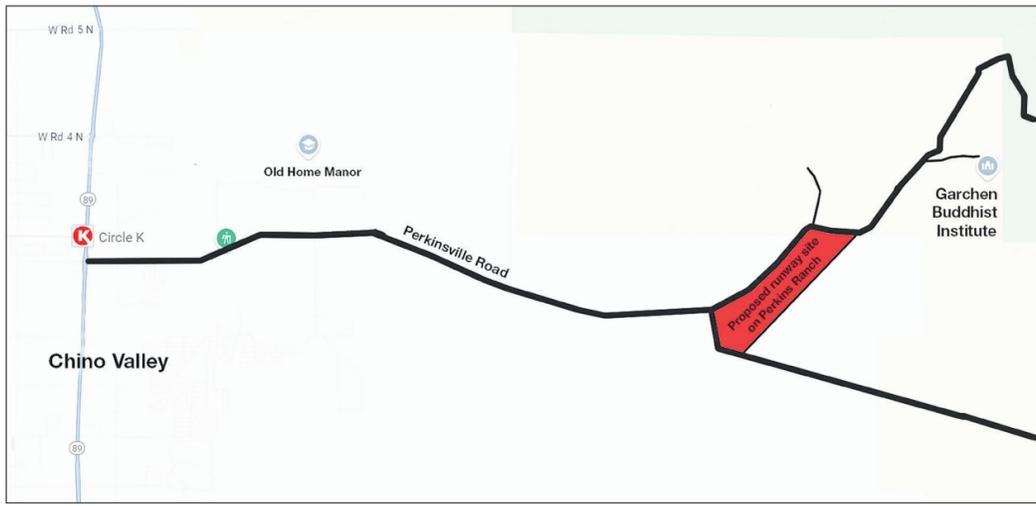
By **STAN BINDELL**
For the Courier

Chino Valley Town Council and Planning and Zoning held a joint work session Tuesday, Jan. 20, to discuss the proposed airport runway at Perkins Family Ranch that Embry-Riddle Aeronautical University (ERAU) would use for training.

No decision was made, as votes are not taken during work sessions. There was also no public input allowed during the work session, as Planning and Zoning already held a public hearing.

Approximately 50 people were in attendance, with a small overflow crowd that watched from the screen in the police station.

The meeting was informational, with input from



This map shows the proposed runway site in Chino Valley. (Tim Wiederaenders/Courier Graphic)

town staff, Town Council, Planning and Zoning, Perkins Family Ranch and ERAU.

The next step will come

at the Planning and Zoning meeting Tuesday, Feb. 3, at the Chino Valley Town Hall.

Will Dingee, assistant

director of developmental services for the town, said the proposal meets the town's 2040 general plan and that the proposal could

meet the town's zoning for that area.

"It's a compatible use," he said.

For that reason, staff felt

the matter should come before the Town Council, but it does go through Planning and Zoning first.

Dingee said that does not mean that it is entitled to be approved. He also noted that it would be less dense than if housing were constructed there.

Tom Perkins, the applicant for Perkins Family Ranch, said this proposal only deals with Phase One, which would be the construction of the runway. He said it could be ready for the ERAU training flights in late 2026 or early 2027.

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TAX LIEN

Yavapai County delinquent tax lien sale Feb. 10

By **TIM WIEDERAENDERS**
The Daily Courier

Every February on the second Tuesday, thousands of tax liens resulting from unpaid property taxes go up for sale by the Yavapai County treasurer.

This year, there will be 2,523 properties as part of the online auction, which is slated for Feb. 10. The list is published Friday, Jan. 23, in The Daily Courier's legal notices in the B section.

"There is still a redemption period allowing people to pay off their lien before the auction," said Chip Davis, the Yavapai County treasurer.

The 2026 total of tax liens is up from 2025's 2,116; there were 2,455 in 2024; in 2023 the auction had 2,275; in 2022 it was 2,236 liens; 2021 - 2,786; 2020 - 2,987; and 2019 - 3,052, according to Courier archives.

The number of lien properties has been generally trending downward since the end of the Great Recession that started in 2008 and through the early 2010s. "The anomaly on that is we had a number of properties that never sold, so we went through and did a cleanup - deeding them to the state," Davis said previously. "The cleanup is what lowered that number."

When tax certificates don't sell at auction, they then become available for purchase over the counter. If not sold, they're basically languishing as unpaid taxes, Davis said, adding that the county then deeds them to state, which allows the Board of Supervisors to sell them, "which creates that trend downward."

The department annually lists for-sale-by-auction the liens that have been placed on properties with delinquent taxes. A lien is a legal claim on property to satisfy a debt or obligation. When people bid on and buy the liens through the Yavapai County Treasurer Office's auction, they are getting the lien, not the property.

Davis said interest rates are a big factor on both sides. In this year's Feb. 10 auction, liens resulting from delinquent taxes will be up for sale. Before properties are listed in the lien sale, he said, owners receive a number of notices to alert them to the unpaid taxes.

"We also let people know when a lien is due to expire," he said. "If you hold one for 10 years it expires; if someone holds one that long, then it is no longer a good investment."

The Feb. 10 tax sale is an online auction at yavapai.arizonataxale.com. General information is available on the county treasurer's website at yavapaiaz.gov/treasurer.

After purchasing a lien, the successful bidder must hold onto it for at least three years. At that point, if the property owner has not paid off the lien, the lien holder would then be able to file a lawsuit for judicial foreclosure on the property and get ownership.

Typically, about 100 of the tax liens ultimately result in the judicial foreclosure procedure, said Stormy Gormley, tax supervisor in the Treasurer's Office.

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The Assembly at Old City Hall breaks ground

By **BRODIE GREENE**
The Daily Courier

Construction on The Assembly at Old City Hall hotel, retail and restaurant complex officially began Jan. 22 following a ceremony at noon celebrating the new building that was attended by community members and city officials.

As the name suggests, the complex will be built on the site of the old Prescott City Hall, which was in use from the 1960s until 2021, when the new City Hall at 201 N. Montezuma Street opened.

The complex is planned to be a 104-room hotel with space for retail and restaurants. The Prescott City Council unanimously approved a special-use permit for the development in 2024, and

the old building was demolished in November 2025.

Shane Shumway, president of developer Whiting Brothers Investment Co., addressed the crowd of more than 40 people during the groundbreaking ceremony. He expressed his gratitude to those who made the project possible.

"Vibrant downtowns don't just happen. They take a lot of work," Shumway said. "I believe we engaged in at least 10 public meetings on this project. Some of those are more fun than others."

Shumway invited both former Mayor Phil Goode and incumbent Mayor Cathey Rusing to speak to the audience and participate in the ground breaking.

Goode agreed that the project was a long time coming, and he com-

mended Shumway's company for redesigning the hotel multiple times to match the surrounding architecture.

Goode reflected on the "leaky roofs and flooding basements" that caused the city to seek out a new City Hall.

"Trying to redevelop this site into a new city hall would mean that city government would have to relocate for several years somewhere else. That didn't seem to be a legitimate option. So, that's when the new city hall building became available and we were able to renovate it and make it utilized as a functional city hall," Goode said.

Rusing said that the company has done good work on other projects in

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Prescott Mayor Cathey Rusing, sixth from left, and former Mayor Phil Goode, fifth from left, join city council members, city staff and Shane Shumway, president of developer Whiting Brothers Investment Co., in the groundbreaking ceremony for The Assembly at Old City Hall Jan. 22, 2026. (Brodie Greene/Courier)

Prescott skate park having issues

By **JOHN FOLEY**
The Daily Courier

The Mike Fann Community Skate Park in Prescott is old and a little bit dangerous, according to a professional skateboarder.

Phil Ladjanski, 45, has been a professional for 20 years. He has had informal discussions with city officials about constructing a new skate park, perhaps at the more spacious Pioneer Park.

"We would like to see a new skate park built," Ladjanski said. The Mike Fann Park, he said, "is pretty old," and its deep bowls and ramps can be intimidating to younger



Mike Fann Community Skate Park, located in Prescott. (Chris Ortiz/Courier)

and inexperienced skateboarders.

"The kids are kind of scared," he said.

Fann opened in 2005. Newer parks typically have ramps of four feet or less, Ladjanski said, while

some of the ramps at Fann Park are five feet or higher. Naturally, there is less chance of injury at skate parks with lower ramps and bowls that are not quite so deep.

Fann Park, off North

Washington Avenue, also has limited parking. There are 12 lined spaces in the lot with room for about a dozen more vehicles in unmarked spaces.

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Today's Weather

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