

**ARIZONA STATE LAND DEPARTMENT
BOARD OF APPEALS AGENDA
FINAL AGENDA (Revised 10/10/2023)**

Thursday, October 12, 2023

**Location: Arizona State Land Department
1110 W. Washington, 5th Floor
Room 321
Phoenix, AZ 85007**

Pursuant to Arizona Revised Statutes (A.R.S.) § 38-431.02, notice is hereby given to the members of the Arizona State Land Department Board of Appeals and to the public that the Board will hold a meeting open to the public on Thursday, October 12, 2023, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, 5th Floor, Room 321, Phoenix, AZ 85007.

The meeting will also be held in virtual and telephonic formats. Members of the public may participate virtually and telephonically. Board Members and members of the public can access the meeting telephonically by dialing 1-443-671-4708 followed by the meeting pin- 938 734 741# or virtually, by video conferencing by typing in the following link: meet.google.com/jrg-evxe-yrw. After the start of the meeting, the Board Chairperson and/or staff will request that members of the public place their phones/devices on mute.

The agenda for this meeting follows. Any amendments or additions to the agenda will be made available at least twenty-four (24) hours prior to the meeting. The Board may discuss, deliberate, or vote on any item listed on the agenda. Pursuant to A.R.S. § 38-431.03(A)(3), the Board may vote to hold an executive session for consultation with its attorney for legal advice concerning any item on the agenda. Executive sessions are not open to the public. Except for matters listed for a specific time, the Board may take any item on the agenda out of order. Members of the Board may appear by telephone.

Pursuant to Title II of the Americans with Disabilities Act (ADA), the Board will not discriminate on the basis of disability in admission to and observation of its public meetings. Persons with a disability may request reasonable accommodation such as a sign language interpreter, by contacting the ADA Coordinator at (602) 542-2629 to make their needs known. Requests should be made as early as possible to allow time to arrange the accommodation.

I. CALL TO ORDER

Roll call

II. MINUTES

Approval of September 14, 2023 Minutes

III. REPORT BY LAND DEPARTMENT STAFF

A. Report by Land Department staff and discussion by the Board regarding recent and future land auctions (See attached list) *

B. Future Board Agenda Items

IV. REAL ESTATE AND RIGHTS OF WAY

Review, discussion, & possible legal action regarding the following:

- A. Rights of Ways on Consent Agenda (See attached) *
- B. Commercial Leases-Long Term-for periods longer than 10 years (See attached) *
- C. Land Sales (See attached) *

* Please note: The attachment with a detailed listing of agenda items I, II, and III will be available in the Board Clerk's office after Monday, October 2, 2023 or at least twenty-four (24) hours prior to the scheduled meeting.

V. BOARD APPEALS

None

VI. OTHER BUSINESS

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
November 9, 2023	Phoenix
December 14, 2023	Phoenix
January 11, 2023	Pending

B. Schedule of Pending Appeals:

A.B. 1244-VJP Investments II LLC
Sales Application 53-121841 Havasu Investments Partners LLC
Valuation of Appraisal and Valuation of Improvements
Hearing has been continued to be heard on Thursday, December 14, 2023

A.B. 1246 –Maricopa Flood Control District of Pinal County
Right of Way Application 18-108053
Valuation of Appraisal
Stipulation to Continue Hearing has been received

A.B. 1248 – Town of Marana
Right of Way Application 16-118105
Valuation of Appraisal
Date and location of hearing is pending

VII. EXECUTIVE SESSION

The Board may vote to go into Executive Session on any of the above agenda items for legal advice from its attorney, pursuant to A.R.S. § 38-431.03(A)(3)

VII. BOARD ADJOURNS

STATE LAND DEPARTMENT
BOARD OF APPEALS



for Trinity Perlberg, Clerk to the Board
1110 West Washington Street, Suite #160
Phoenix, AZ 85007
Telephone: 602-542-2505

BOARD OF APPEALS
IV. AGENDA
Thursday, October 12th, 2023

A. CONSENT AGENDA

RIGHTS OF WAY – REAL ESTATE DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-122317 Amber Troidl	Liberty Utilities (Gold Canyon Sewer) Corp. (Pinal County)	Underground 8” sewer pipeline
2.	14-122843 Michael Romero	Global Water-Santa Cruz Water Co., Inc. (Pinal County)	Underground 16” water transmission lines and 10” sewer force main transmission lines

B. COMMERCIAL LEASES – REAL ESTATE DIVISION – Long Term (for periods longer than 10 years)

Urban Planning Projects

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
	NONE		

Other

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
3.	03-122807 Ray Moore	Yuma BN, LLC (Yuma County)	Lease – Along west side of Hwy 195, south of County 19 th St

C. LAND SALES – REAL ESTATE DIVISION

Urban Planning Projects

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
	NONE		

Other

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
4.	53-122456 Joe Carles	Square Peg Development LLC (Coconino County)	Sale – SEC Woody Mountain Rd and I-40
5.	53-122665 Van Robinson	Turquoise Valley LLC (Pinal County)	Sale – NEC McKellips Rd and N Tomahawk Rd
6.	53-123031 Bryan Sparks	Gold Bond Building Products, LLC (Pinal County)	Sale – East of Hwy 77, 78 miles south of Winklemen

PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE
14-RIGHT-OF-WAY (LONG TERM)
16-RIGHT-OF-WAY (PERPETUAL)

**AUCTION CALENDAR
OCTOBER 2023**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
03-121564 BOCA BN, LLC	10/3 & 11:00 AM	T3S, R9E, SECS. 13,24 T3S, R10E, SECS. 7,8,18,19 T3S, R9E, SEC. 24 T3S, R10E, SECS. 18,19 T3S, R9E, SECS. 24,25 T3S, R10, SECS. 19,30 PINAL 2,087.151	\$24,400,000.00	COUNTY BOND, UNIVERSITY, PENITENTIARY LAND FUND, ARIZONA STATE HOSPITAL

PUBLIC AUCTIONS BEING ADVERTISED

03-COMMERCIAL-LONG TERM LEASE
 14-RIGHT-OF-WAY (LONG TERM)
 16-RIGHT-OF-WAY (PERPETUAL)

**AUCTION CALENDAR
 NOVEMBER 2023**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
16-122814 WEST WING BUSINESS PARK	11/1 & 1:00PM	T4N, R1W, SEC 11 3.319	343,512.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-120105 WEST WING BUSINESS PARK	11/1 & 1:00PM	T4N, R1W, SEC 11 5.005	518,010.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-123245 CITY OF PRESCOTT	11/21 & 10:00 AM	T14N, R1W, SECS. 8,16,17,18,19,20 T14N, R2W, SECS. 13,24 YAVAPAI 2,284.00	\$6,255,000.00	NORMAL SCHOOL, PERMANENT COMMON SCHOOLS, PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-121994 PER COMMISSIONER INITIATIVE	11/21 & 11:00 AM	T15N, R1W, SECS. 16,20,28,32 YAVAPAI 2,404.614	\$16,910,500.00	NORMAL SCHOOL, PERMANENT COMMON SCHOOLS
03-120951 AGUA FRIA SOLAR, LLC	11/21 & 12:00 PM	T11N, R2E, SEC. 1 T11, R3E, SEC. 6 T12N, R2E, SECS. 24,25,26,35 T12N, R3E, SECS. 19,30,31 YAVAPAI 4,215.503	\$27,740,000.00	NORMAL SCHOOL, PERMANENT COMMON SCHOOLS, PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS), COUNTY BOND