

**ARIZONA STATE LAND DEPARTMENT  
BOARD OF APPEALS AGENDA  
FINAL AGENDA**

**Thursday, December 12, 2024**

**Location: Arizona State Land Department  
1110 W. Washington, 5<sup>th</sup> 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, December 12, 2024, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, 5<sup>th</sup> 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](https://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. Members of the public, attending in person, may enter the meeting room at 8:45 a.m., on the day of the meeting.

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 the November 14, 2024 Regular Session Minutes  
Approval of the November 14, 2024 Executive Session 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) \*

**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 at least twenty-four (24) hours prior to the scheduled meeting.

**V. BOARD APPEALS**

A. Today's Appeals

None

B. Scheduled 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 scheduled to be heard on January 9, 2025*

**VI. LITIGATION**

A. Update, discussion, and potential action regarding (1) *Farmers Investment Co., et al. v. Arizona State Land Department Board of Appeals, et al.*, CV2024-001259 and (2) *Farmers Investment Co.; Save the Scenic Santa Ritas Association v. Arizona State Land Department Board of Appeals, et.al.*, LC2024-000385-001, including consideration of legal options regarding the pending appeal.

Upon a vote of the majority of a quorum, the Board may go into Executive Session, which will not be open to the public, for discussion or consultation for legal advice with the Board's attorney(s) pursuant to A.R.S. § 38-431.03(A)(3) or for discussion or consultation with the Board's attorney(s) to consider its position and instruct its attorney(s) regarding pending or contemplated litigation pursuant to A.R.S. § 38-431.03(A)(4).

**VII. OTHER BUSINESS**

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
January 9, 2025	Phoenix
February 13, 2025	Pending
March 13, 2025	Pending

**VIII. BOARD ADJOURNS**

STATE LAND DEPARTMENT  
BOARD OF APPEALS



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Nina Monahan, Clerk to the Board  
1110 West Washington Street, Suite #160  
Phoenix, AZ 85007  
Telephone: 602-542-2674

**BOARD OF APPEALS  
IV. AGENDA  
Thursday, December 12, 2024**

**A. CONSENT AGENDA**

**RIGHTS OF WAY – REAL ESTATE DIVISION**

Application #		Applicant and County	Purpose
1.	14-101283-00-100 Myles Stevens	Town of Prescott Valley (Yavapai County)	Water tank
2.	14-102694-00-100 Myles Stevens	La Linda Rio Vista Homeowners Association (Mohave County)	Seawall and non-exclusive open area
3.	14-123383-00-100 Pat Mertz	Tucson Electric Power Company (Pinal County)	Overhead 230kV electric transmission line
4.	14-123705-00-100 Michael Romero	Atlas North, LLC (La Paz County)	Overhead 500kV electric transmission line
5.	14-124934-00-100 Amber Troidl	LG Energy Solution Arizona, Inc. (Maricopa County)	Overhead double circuit 69kV electric transmission line
6.	16-105992-00-100 Amber Troidl	Pinal County (Pinal County)	Public road

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

*Urban Planning Projects*

Application #		Applicant and County	Purpose
	NONE		

*Other*

Application #		Applicant and County	Purpose
	NONE		

**C. LAND SALES – REAL ESTATE DIVISION**

*Urban Planning Projects*

Application #		Applicant and County	Purpose
	NONE		

*Other*

<b>Application #</b>		<b>Applicant and County</b>	<b>Location</b>
7.	53-122738-00-100 Bryan Sparks	Progressive Properties, LLC (Mohave County)	Sale – ¼ mile west of Lake Havasu City Airport
8.	53-122858-00-100 Ray Moore	Sunbelt Land Holdings L.P. (Pinal County)	Sale – NWC of McCartney Rd and I- 10 in Casa Grande, AZ
9.	53-123261-00-100 Bryan Sparks	Legacy Commercial Real Estate LLC (Mohave County)	Sale – Between Hwy 95 and Laughlin/Bullhead Int'l Airport in Bullhead City, AZ
10.	53-123989-00-100 Bryan Sparks	City of Apache Junction (Pinal County)	Sale – South of Hwy 88 and west of the alignment of N Goldfield Rd in Apache Junction, AZ
11.	53-124429-00-100 Ray Moore	Arizona Public Service Company (Maricopa County)	Sale – East of 43 <sup>rd</sup> Ave, south of Dove Valley Rd in Phoenix, AZ
12.	53-124866-00-100 Bryan Sparks	Comite De Bien Estar, Inc. (Yuma County)	Sale – NW Corner of Urtuzastegui St and N 6th Ave in San Luis, AZ

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

**RESULTS / ARCHIVE PAGE  
 NOVEMBER 2024**

04-MINERAL  
 21-WATER  
 53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>	<b>TOTAL SELLING PRICE</b>	<b>SUCCESSFUL BIDDER &amp; # OF BIDS</b>	<b>TERMS</b>
<b>53-124185</b>	11/6/2024	T10N, R18 W, SEC. 6  LA PAZ  7.696	\$3,140,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$8,040,000.00	FALCON ENTERPRISES, INC.  &  41	25% DOWN BALANCE DUE IN 30 DAYS
<b>53-124186</b>	11/6/2024	T10N, R18W, SEC. 6  LA PAZ  7.173	\$1,900,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,100,000.00	TUOES, LLC  &  3	25% DOWN BALANCE DUE IN 30 DAYS
<b>53-124295</b>	11/12/2024	T1N, R5W, SEC. 5  MARICOPA  29.070	\$523,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$523,000.00	TRATT PROPERTIES, LLC	25% DOWN BALANCE DUE IN 30 DAYS
<b>53-122419</b>	11/14/2024	T42N, R7W, SEC. 36  MOHAVE  143.400	\$2,580,000.00	PERMANENT COMMON SCHOOLS	\$2,580,000.00	ARTHUR JEFFS	25% DOWN BALANCE DUE IN 30 DAYS

<b>53-122450</b>	11/25/2024	T5N, R1W, SEC. 22  MARICOPA  279.772	\$46,890,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$46,890,000.00	SHEA HOMES LTD PTNSP	
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PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
DECEMBER 2024**

04-MINERAL  
21-WATER  
53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE &amp; TIME</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>
<b>16-124566</b> CITY OF PEORIA	12/4/2024 & 11:00 AM	T5N, R1E, SECS. 3 & 10  MARICOPA  0.626	\$171,415.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-122173</b> BDCAZI, LLC	12/4/2024 & 1:00 PM	T4N, R3E, SEC. 20  MARICOPA  39.37	\$20,780,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-124156</b> RESTORATION SOILS, LLC	12/11/24 & 11:30 AM	T21N, R8E, SEC. 8  COCONINO  73.028	\$330,000.00	UNIVERSITY OF ARIZONA (2/18/1881)
<b>03-122284</b> 174 POWER GLOBAL	12/18/24 & 11:30 AM	T3N, R12W, SECS. 3, 4, 5, 6, 7, 8, 9, 10, 15, 17, 18, 19, 20, 21, 22  LA PAZ  6,939.198	\$45,104,800.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)



PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
JANUARY 2025**

04-MINERAL  
21-WATER  
53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE &amp; TIME</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>
<b>16-124600</b> City of Goodyear	12/16/2024 11:00	Arizona State Land Department Maricopa County 4.84 Acres	<b>\$2,400.00</b>	Penitentiary Land Fund

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
FEBRUARY 2025**

04-MINERAL  
21-WATER  
53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE &amp; TIME</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>
<b>16-124758</b> CITY OF SURPRISE	2/12/25 & 11:00AM	T5N, R2W, SEC 36 MARICOPA COUNTY 1.21		PERMANENT COMMON SCHOOLS