

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

Thursday, January 9, 2025

**Location: Arizona State Land Department
1110 W. Washington Street
5th Floor, Room 5091
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, January 9, 2025, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, 5th Floor, Room 5091, 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 1-402-799-1585 followed by the meeting pin- 663 569 545# or virtually, by video conferencing by typing in the following link: meet.google.com/bex-ttmb-ujm. 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 December 12, 2024 Regular Session Minutes
Approval of the December 12, 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. RIGHTS OF WAY

Review and discussion of rights of way appraisals (See attached)*

V. REAL ESTATE SALES AND LEASING

Review, discussion, & possible action regarding the following:

A. Commercial Leases-Long Term-for periods longer than 10 years (See attached) *

B. Land Sales (See attached) *

* Please note: The attachment with a detailed listing of agenda items III, IV, & V will be available in the Board Clerk's office at least twenty-four (24) hours prior to the scheduled meeting.

VI. 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 February 13, 2025

VII. LITIGATION

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).

VIII. OTHER BUSINESS

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
February 13, 2025	Phoenix
March 13, 2025	Pending
April 10, 2025	Pending

IX. BOARD ADJOURNS

STATE LAND DEPARTMENT
BOARD OF APPEALS



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

BOARD OF APPEALS
Thursday, January 9, 2025

IV.

RIGHTS OF WAY

Application #		Applicant and County	Purpose
1.	14-125136-00-100 Taylor Suiter	Salt River Project Agricultural Improvement and Power District (Pinal County)	Overhead 12kV and one 69kV electric distribution lines
2.	16-094764-00-100 Myles Stevens	City of Mesa (Maricopa County)	Underground sewer transmission line
3.	16-124770-00-100 Myles Stevens	City of Prescott (Yavapai County)	Public road

V., A. COMMERCIAL LEASES – Long Term (for periods longer than 10 years)

Urban Planning Projects

Application #		Applicant and County	Purpose
	NONE		

Other

Application #		Applicant and County	Purpose
4.	03-120275-99-100 Ray Moore	Hashknife Energy Center II LLC (Navajo County)	Lease – 3 miles southwest of Joseph City, 2.5 miles south of I-40

V., B. LAND SALES -

Urban Planning Projects

Application #		Applicant and County	Purpose
	NONE		

Other

Application #		Applicant and County	Purpose
	NONE		

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

**RESULTS / ARCHIVE PAGE
 DECEMBER 2024**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-124566 CITY OF PEORIA	12/04/2024	Maricopa & 0.626	\$171,415.00	Permanent Common Schools	\$171,415.00	City of Peoria & 1	
53-122173 BDCAZ I, LLC	12/4/2024 & 1:00 PM	T4N, R3E, SEC. 20 MARICOPA 39.374	\$20,780,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	POSTPONED TO 12/19/2024		
53-124156 RESTORATION SOILS, LLC	12/11/2024	T21N, R8E, SEC. 8 COCONINO 51.221	\$330,000.00	UNIVERSITY OF ARIZONA (ACT 2/18/1881)	\$330,000.00	EL PASO RD LAND, LLC & 1	CASH SALE
03-122284 174 POWER GLOBAL	12/18/2024 & 11:30 AM	T3N, R12W, SECS. 3, 4, 5, 6, 7, 10, 15, 17, 18, 19, 20, 21, 22	\$45,104,800.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	45,108,800.00	ATLAS NORTH, LLC	30 YEAR LEASE
53-122173 BDCAZ I, LLC	12/19/2024 & 11:00 AM	T4N, R3E, SEC. 20 MARICOPA 39.374	\$20,780,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION CANCELLED TBD		

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

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
16-124600 City of Goodyear	01/15/2024 11:00	Arizona State Land Department Maricopa County 4.84 Acres	\$2,400.00	Penitentiary Land Fund
16-124758 City of Surprise	02/12/2025 11:00	Arizona State Land Department Maricopa County 1.21	\$111,320.00	Permanent Common Schools

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

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
16-124758 CITY OF SURPRISE	2/12/25 & 11:00AM	T5N, R2W, SEC 36 MARICOPA COUNTY 1.21	\$139,150	PERMANENT COMMON SCHOOLS
53-123198 CAPITAL DEVELOPMENT GROUP, LLC	2/19/25 & 11:00AM	T4N, R1E, SEC. 4 72.653	\$25,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-124432 LENNAR ARIZONA, LLC	2/19/25 & 12:30PM	T5N, R1W, SECS. 13, 24	\$26,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)