

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

**Thursday, March 13, 2025**

**Location: Arizona State Land Department  
1110 W. Washington Street  
5<sup>th</sup> 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, March 13, 2025, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, 5<sup>th</sup> 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](https://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 February 13, 2025 Regular Session Minutes  
Approval of the February 13, 2025 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. COMMERCIAL LEASING AND SALES**

Review, discussion, & possible action regarding appraisals of 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 scheduled to be heard on April 10, 2025***

**VII. LITIGATION**

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 whether to appeal the Court's February 25, 2025 judgment.

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>
April 10, 2025	Phoenix
May 8, 2025	Pending
June 12, 2025	Pending

**IX. 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**  
**Thursday, March 13, 2025**

**IV. RIGHTS OF WAY**

Application #		Applicant and County	Location
1.	14-123839-00-100 Patrick Mertz	Arizona Electric Power Cooperative, Inc. (Pima County)	T11S, R10E; 11E, S14; S15; S25 (South side of Trico Marana Rd, 5 miles west of I-10, north side of Sagebrush Rd alignment 1 mile west of I-10, then north along Owl Head Ranch Rd to substation in Marana)
2.	14-124596-00-100 Myles Stevens	Rick Diaz (Cochise County)	T13S, R27E, S12 (Approximately 2.5 miles west of the town of Bowie and 1 mile south of I-10)
3.	14-124610-00-100 Patrick Mertz	NextEra Energy Resources Development (Maricopa County)	T4N, R2W, S16; S17; S20 (Deer Valley Rd, 187 <sup>th</sup> Ave to 199 <sup>th</sup> Ave, then south to APS substation in Surprise)
4.	16-111146-00-100 Taylor Suiter	Pima County (Pima County)	T16S, R16E, S16; S22 (Approximately 1 mile south of Vail and 1 mile northeast of the I-10)
5.	16-125007-00-100 Patrick Mertz	Chevelle Properties (Maricopa County)	T4N, R4E, S19; S20; S29; S30 (Tatum Blvd, north and south of Mayo Blvd, and Mayo Blvd east and west of Tatum Blvd in Phoenix)

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

*Urban Planning Projects*

Application #	Applicant and County	Location/Purpose
NONE		

*Other*

Application #	Applicant and County	Location/Purpose
NONE		

**V., B. LAND SALES**

*Urban Planning Projects*

Application #	Applicant and County	Location
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	NONE		
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*Other*

<b>Application #</b>		<b>Applicant and County</b>	<b>Location</b>
6.	53-124013-00-100 Van Robinson	Red River Cattle LLP (Pinal County)	T6S, R4E, S27 (SEC of SR 84 and S. Russell Rd)

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

**RESULTS / ARCHIVE PAGE  
 FEBRUARY 2025**

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>16-124758</b> CITY OF SURPRISE	2/12/25 & 11:00 AM	T5N, 2W, SEC36 MARICOPA & 1.21	\$111,320.00	PERMANENT COMMON SCHOOLS	\$111,320.00	CITY OF SURPRISE & 1	
<b>53-123198</b> CAPITAL DEVELOPMENT GROUP, LLC	2/19/25 & 11:00 AM	T4N, R1E, SEC4 MARICOPA & 72.653	\$25,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$36,600,000.00	HVLP ASLD 2025, LLC & 56	10% DOWN, 3 YEAR TERM
<b>53-124432</b> LENNAR ARIZONA, LLC	2/19/25 & 12:30 PM	T5N, R1W, SEC 13, 24 MARICOPA & 194.420	\$26,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)			10% DOWN, 2 YEAR TERM

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
MARCH 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>53-124541</b> S3 GROUP, LLC	3/19/25 & 11:00AM	T19N, R22W, SEC. 2 MOHAVE COUNTY & 294.210	\$4,820,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-124178</b> CDR 276, LLC	3/26/25 & 11:00AM	T21N, R7E, SEC. 24 COCONINO COUNTY & 17.230	\$5,340,000.00	UNIVERSITY OF ARIZONA (ACT 2/18/1881)

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
APRIL 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>53-124728</b> PEDERSON GROUP, INC.	4/10/25 & 11:00 AM	T4N, R1E, SEC17 MARICOPA COUNTY & 22.14	<b>\$6,150,000.00</b>	STATE CHARITABLE, PENAL & REFORM INSTITUTIONS
<b>53-124500</b> RAPID WAGS PROPERTIES, LLC	4/10/25 & 12:30 PM	T1N, R7E, SEC36 MARICOPA COUNTY & 36.444	<b>\$4,460,000.00</b>	PERMANENT COMMON SCHOOLS
<b>53-123261</b> PROGRESSIVE PROPERTIES, LLC	4/23/25 & 11:00 AM	T21N, R21W, SEC31 MOHAVE COUNTY & 100.93	<b>\$1,640,000.00</b>	50002-87-0021 FED PATENT
<b>53-122738</b> PROGRESSIVE PROPERTIES, LLC	4/23/25 & 12:00 PM	T14N, R20W, SEC8 MOHAVE COUNTY & 623.74	<b>\$3,660,000.00</b>	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)