

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

Thursday, April 10, 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, April 10, 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 March 13, 2025 Regular Session Minutes
Approval of the March 13, 2025 Executive Session Minutes
Approval of the March 27, 2025 Special Meeting Minutes
Postponement may be necessary based on members participation

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

A.B. 1244-VJP Investments II LLC
Sales Application 53-121841 Havasu Investments Partners LLC
Valuation of Appraisal and Valuation of Improvements

B. Scheduled Appeals

A.B. 1250-Chevelle Properties, LLC
Right of Way Application No. 16-125007-00-100
Valuation of Appraisal
Scheduled to be heard June 12, 2025

A.B. 1251-Ramirez Arizona Ranches Limited Partnership 05-000938
Appeal of Reclassification Order No. 109-2024/2025
GR Energy 429 South LLC Commercial Application No. 03-123513-99-100
Schedule pending

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.

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. Election of Officers
- B. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
May 8, 2025	Pending
June 12, 2025	Phoenix
July 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, April 10, 2025

IV. RIGHTS OF WAY

Application #		Applicant and County	Location
1.	16-110840-00-100 Patrick Mertz	City of Surprise (Maricopa County)	T4N, R3W, S21 & 28 (East side of Surprise Foothills Pkwy north of Sun Valley Pkwy in the city of Surprise, AZ)
2.	16-121498-00-100 Taylor Suiter	Pinal County (Pinal County)	T1S, R9E, S1, S10, S11, S12, S15 (Approximately 1 mile northeast of US 60 and 6 miles southeast of Apache Junction)
3.	16-123722-00-100 Patrick Mertz	Arizona Department of Transportation (Cochise County)	T15S, R24E, S16 (US191 near milepost 62, at Cochise Stronghold Rd, south of Wilcox, west of the Playa)
4.	16-125182-00-100 Myles Stevens	City of Surprise (Maricopa County)	T4N, R2W, S17-20 (Deer Valley Rd between 195 th Ave and 211 th Ave in Surprise, AZ)

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
5.	03-124179-99-100 Raymond Moore	Grand Verde Energy, LLC (Maricopa County)	T2S, R4W, S22-32; T2S, R5W, S23, S25, S26, S27 (West of SR 85, 13 miles south of I-10 in Buckeye, AZ) Utility scale solar energy project.

V., B. LAND SALES

Urban Planning Projects

Application #		Applicant and County	Location
	NONE		

Other

Application #		Applicant and County	Location
6.	53-124344-00-100 Frank Fletez	Ladera II, LLC (Maricopa County)	T2S, R4W, S32 (Southeast corner of Bruner Rd and Arizona Cycle Park, about 2.5 miles due east from Route 85)
7.	53-124603-00-100 Frank Fletez	Gary Gable c/o Gallagher & Kennedy A Professional Association (Maricopa County)	T1S, R5W, S29 (About 0.4 miles southeast of US 80 and Arlington Rd, north of Cactus Rose Rd in Maricopa County)
8.	53-124657-00-100 Bryan Sparks	City of Phoenix Parks and Recreation Department (Maricopa County)	T4N, R2E, S3 (1 mile west of I-17 and Happy Valley Rd in the City of Phoenix)

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

**RESULTS / ARCHIVE PAGE
MARCH 2025**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-124541	3/19/2025	T19N, R22W, SEC. 2	\$4,820,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION POSTPONED TO 04/23/2025		
53-124178	3/26/2025	T21N, R7E, SEC. 24	\$5,340,000.00	UNIVERSITY OF ARIZONA (ACT 2/18/1881)	AUCTION CANCELLED		

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

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-124728 PEDERSON GROUP, INC.	4/10/25 & 11:00 AM	T4N, R1E, SEC17 MARICOPA COUNTY & 22.14	\$6,150,000.00	STATE CHARITABLE, PENAL & REFORM INSTITUTIONS
53-124500 RAPID WAGS PROPERTIES, LLC	4/10/25 & 12:30 PM	T1N, R7E, SEC36 MARICOPA COUNTY & 36.444	\$4,460,000.00	PERMANENT COMMON SCHOOLS
53-123261 LEGACY COMMERCIAL REAL ESTATE LLC	4/23/25 & 11:00 AM	T21N, R21W, SEC31 MOHAVE COUNTY & 100.93	\$1,640,000.00	50002-87-0021 FED PATENT
53-122738 PROGRESSIVE PROPERTIES, LLC	4/23/25 & 12:00 PM	T14N, R20W, SEC8 MOHAVE COUNTY & 623.74	\$3,660,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-124541 S3 GROUP, LLC	4/23/25 & 1:00 PM	T19N, R22W, SEC 2 MOHAVE COUNTY & 294.21	\$4,820,000.00	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
MAY 2025**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
03-122807 YUMA BN, LLC	5/21/25 & 11:00 AM	T10S, R23W, SECS. 22, 23, 24, 26, 27 YUMA COUNTY & 1,410.287	\$11,985,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-124866 COMITE DE BIEN ESTAR, INC.	5/21/25 & 12:00 PM	T11S, R25W, SEC12 YUMA COUNTY & 7.861	\$342,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)