

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

Thursday, September 13, 2018

**Location: Arizona State Land Department
1616 West Adams Street, 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, September 13, 2018 at 9:00 a.m. at the Arizona State Land Department, 1616 West Adams Street, Room 321, Phoenix, AZ 85007.

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 a 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 August 9, 2018 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-AG-MIN DIVISIONS

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

A. Rights of Way & Commercial Leases-Short Term (for periods 10 years or less) 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's office after September 4, 2018 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>
October 11, 2018	Pending
November 8, 2018	Pending
December 13, 2018	Pending

B. Schedule of Pending Appeals:


None

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).

VIII. BOARD ADJOURNS

STATE LAND DEPARTMENT
BOARD OF APPEALS



Trinity Perlberg, Clerk to the Board
1616 West Adams Street, Room 152
Phoenix, AZ 85007
Telephone: 602-542-2505

BOARD OF APPEALS
IV. AGENDA
Thursday, September 13th, 2018

A. CONSENT AGENDA

RIGHTS OF WAY - ROW-AG-MIN DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	16-117876 G.N.	Arizona Department of Transportation (Yavapai County)	Public roadway
2.	16-119170 G.N.	City of Peoria (Maricopa County)	Public road and underground utilities, including drainage facilities

COMMERCIAL LEASES - REAL ESTATE DIVISION – Short Term (for periods 10 years or less)

New

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

Renewals

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
3.	03-000849 R.M.	Arizona Water Company (Cochise County)	A wireless telecommunication
4.	03-103715 R.M.	Arizona Department of Juvenile Corrections (Maricopa County)	Juvenile Corrections Institution

Amendments

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

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>
5.	03-119745 R.M.	Community Water Company of Green Valley ROW Trust (Pima County)	Recharge basin, monitor wells, piezometer wells, public park

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Other

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

C. LAND SALES – REAL ESTATE DIVISION

Urban Planning Projects

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

Other

	<u>Application #</u>	<u>Applicant and County</u>	
6.	53-119770 R.M.	Sequoia Farm Foundation (Cochise County)	SWC Baker & Alamo Road, South of Wilcox

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-119694	08/07	T14S, R15E, SEC. 34 PIMA 209.67	\$10,625,000.00	STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS	\$10,625,000.00	KB HOME TUCSON, INC. & 1	10% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 6.00%, 3-YEAR TERM
16-119658	08/14	T4N, R1W, SEC. 8 MARICOPA 13.472	\$366,775.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$366,775.00	CITY OF SURPRISE & 1	
16-119660	08/14	T4N, R1W, SEC. 4 MARICOPA 7.082	\$210,335.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$210,335.00	CITY OF SURPRISE & 1	
53-120115	08/28	T2N, R2W, SEC. 26 MARICOPA 640.51	\$100,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$100,000.00	WESTERN FACILITIES, LLC & 1	25% DOWN, BALANCE DUE IN 30 DAYS
53-119298	08/28	T4N, R2E, SEC. 23 MARICOPA 10.021	\$2,745,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION POSTPONED TO 09/04/2018		

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
 SEPTEMBER 2018**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
53-119298 PER COMMISSIONER'S INITIATIVE	09/04 11:00 A.M.	T4N, R2E, SEC. 23 MARICOPA 10.021	\$2,745,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-119887; 16-119941; 16-119942; 16-119943 CORE NORTH, INC.; PER COMMISSIONER'S INITIATIVE	09/04 2:00 P.M.	T4N, R4E, SECS. 25 & 26; T4N, R4E, SECS. 25, 26, & 35; T4N, R4E, SECS. 25 & 36; T4N, R4E, SECS. 25 & 36 MARICOPA 133.949; 25.86; 65.87; 2.941	\$83,000,000.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-119602 PEDERSON GROUP, INC.	09/06 11:00 A.M.	T4N R2E, SEC. 3 MARICOPA 23.063	\$4,620,000.00	STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS
16-119586 CITY OF PHOENIX	09/11 10:00 A.M.	T5N, R2E, SEC. 3; T6N, R2E, SECS. 15, 22, 27 & 34 MARICOPA 33.19	\$2,456,426.00	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
OCTOBER 2018**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
53-119299 PER COMMISSIONER'S INITIATIVE	10/09 1:00 P.M.	T15S, R15E, SEC. 1 PIMA 46.791	\$425,000.00	UNIVERSITY

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
 NOVEMBER 2018**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
53-119603 PER COMMISSIONER'S INITIATIVE	11/06 11:00 A.M.	T14S, R12E, SEC. 34 PIMA 5.008	\$80,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-119604 PER COMMISSIONER'S INITIATIVE	11/06 11:00 A.M.	T15S, R12E, SEC. 10 PIMA 5.025	\$50,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-119645 PER COMMISSIONER'S INITIATIVE	11/06 11:00 A.M.	T14S, R12E, SEC. 34 PIMA 5.009	\$87,500.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-119646 PER COMMISSIONER'S INITIATIVE	11/06 11:00 A.M.	T14S, R12E, SEC. 35 PIMA 9.883	\$135,850.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-119647 PER COMMISSIONER'S INITIATIVE	11/06 11:00 A.M.	T15S, R13E, SEC. 7 PIMA 5.017	\$45,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-120192 PER COMMISSIONER'S INITIATIVE	11/07 11:00 A.M.	T1N, R3E, SEC. 1; T1N, R4E, SEC. 6 MARICOPA 50.958	\$14,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)