

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

**Thursday, November 8, 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, November 8, 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 September 13, 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 October 29, 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>
December 13, 2018	Pending
January 10, 2019	Pending
February 14, 2019	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

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

**BOARD OF APPEALS  
IV. AGENDA  
Thursday, November 8<sup>th</sup>, 2018**

**A. CONSENT AGENDA**

**RIGHTS OF WAY - ROW-AG-MIN DIVISION**

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-100434 S.R.	Tucson Electric Power Company (Pima County)	Overhead 138kV electric transmission line and 96-count fiber optic ground wire (internal use only)
2.	14-108916 G.N.	Arizona Water Company (Pinal County)	Underground 16" to 24" water transmission line
3.	16-119951 G.N.	Pinal County (Pinal County)	Public roads
4.	16-120412 R.O.	Shea Homes L.P. (Maricopa County)	Public road, underground utilities, and associated 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>
	NONE		

*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>
	NONE		

*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>	
	NONE		

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-119298	09/04	T4N, R2E, SEC. 23  MARICOPA  10.021	\$2,745,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION CANCELLED		
53-119887; 16-119941; 16-119942; 16-119943	09/04	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)	\$83,000,000.00	NATIONWIDE REALTY INVESTORS, LTD., LLC  & 1	25% DOWN, SIMPLE INTEREST AT FIXED RATE OF 5.375% FOR 60-DAY PAYMENT & MONTHS 0 - 42, SIMPLE INTEREST AT FIXED RATE OF 6.75% FOR MONTHS 43 - 84, SUBJECT PROPERTY PRINCIPAL BALANCE DUE AND PAYABLE IN 7 YEARS.
53-119602	09/06	T4N R2E, SEC. 3  MARICOPA  23.063	\$4,620,000.00	STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS	AUCTION POSTPONED TO 09/24/2018		
16-119586	09/11	T5N, R2E, SEC. 3; T6N, R2E, SECS. 15, 22, 27 & 34  MARICOPA  33.19	\$2,456,426.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,456,426.00	CITY OF PHOENIX  & 1	

53- 119602	09/24	T4N R2E, SEC. 3  MARICOPA  23.063	\$4,620,000.00	STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS	\$7,200,000.00	PEDERSON GROUP, INC.  & 18	25% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 5.75%, 2-YEAR TERM
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03-COMMERCIAL-LONG TERM LEASE  
14-RIGHT-OF-WAY (LONG TERM)  
16-RIGHT-OF-WAY (PERPETUAL)

RESULTS / ARCHIVE PAGE  
OCTOBER 2018

04-MINERAL  
21-WATER  
53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-119299	10/09	T15S, R15E, SEC. 1  PIMA  46.791	\$425,000.00	UNIVERSITY	AUCTION CANCELLED		

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 & 1 <sup>ST</sup> 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)



PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
 DECEMBER 2018**

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
53-117437 PER COMMISSIONER'S INITIATIVE	12/04 & 11:00 A.M.	T5N, R2E, SEC. 13  MARICOPA  139.946	\$22,575,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-119821 PILOT TRAVEL CENTERS, LLC	12/05 & 11:00 A.M.	T5S, R4W, SEC. 32  MARICOPA  6.255	\$900,000.00	PERMANENT COMMON SCHOOLS
53-119648 PER COMMISSIONER'S INITIATIVE	12/06 & 11:00 A.M.	T1N, R7E, SEC. 8  MARICOPA  40.006	\$5,340,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-119170-00-000 CITY OF PEORIA	12/18 & 10:00 A.M.	T5N, R1W, SECS. 13 & 24  MARICOPA  19.111	\$1,410,755.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
03-119745 COMMUNITY WATER COMPANY OF GREEN VALLEY ROW TRUST	12/18 & 1:00 P.M.	T17S, R13E, SEC. 36  PIMA  72.13	\$272,363.00	PERMANENT COMMON SCHOOLS