

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

Thursday, May 12, 2022

**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, May 12, 2022 at 9:00 a.m. at the Arizona State Land Department, 1616 West Adams Street, Room 321, Phoenix, AZ 85007.

PURSUANT TO RECOMMENDATIONS FOR CURRENT COVID-19 GUIDELINES, IT IS ENCOURAGED THAT ANY PERSON WHO WISHES TO ATTEND THE MEETING DO SO BY PARTICIPATING VIA TELECONFERENCE CALL. A PERSON WISHING TO PARTICIPATE VIA TELECONFERENCE CALL MAY DO SO BY CALLING 1-928-793-9377 AND ENTERING PIN: 705 161 851#

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 March 30, 2022 and April 14, 2022 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

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 Clerk's office after May 2, 2022 or at least twenty-four (24) hours prior to the scheduled meeting.

V. BOARD APPEALS

None

VI. OTHER BUSINESS

- A. Election for new Chairperson and Vice-Chairperson
- B. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
June 9, 2022	Pending
July 14, 2022	Pending
August 11, 2022	Pending

- C. Schedule of Pending Appeals:

A.B. 1239 Larry and Cindi Pearson
Agriculture Lease No. 01-000428-00
Valuation of Improvements

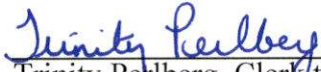
Hearing granted a continuance until August 11, 2022.

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, May 14th, 2022**

A. CONSENT AGENDA

RIGHTS OF WAY - REAL ESTATE DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-053631 Myles Stevens	Freeport-McMoRan Bagdad Inc. (Yavapai County)	Repeater tower; Service road; Purpose change: add overhead 96-count fiber optic communication line
2.	14-118209 Michael Romero	EHLH-KEMF Sherwood, LLC (Pinal County)	One (1) 12” underground water distribution line; One (1) 12” underground water distribution line and two (2) 15” underground gravity sewer distribution lines
3.	14-121592 Amber Troidl	Sun Streams Expansion, LLC (Maricopa County)	An overhead 525kV electric transmission line
4.	14-122290 Michael Romero	Jen Arizona 36, LLC (Maricopa County)	Flowage Rights-Drainage and Slope easement; Temporary Construction Easement
5.	16-113699 Amber Troidl	City of Phenix (Maricopa County)	Underground 24-inch gravity sewer transmission line and related appurtenances
6.	16-121403 Amber Troidl	Robson Ranch Quail Creek, LLC (Pima County)	Public road with underground utilities and related appurtenances; Slope easement

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>	<u>Purpose</u>
	NONE		

Other

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
7.	53-122036 Ray Moore	Sunbelt Rose Garden 7, L.P. (Maricopa County)	NEC 7 th Avenue and Rose Garden Lane, Phoenix
8.	53-122084 Diana Faude	Coronado Farms, LLP dba Riverview, LLP (Cochise County)	20 miles to the east/northeast of the Town of Tombstone
9.	53-122574 Joe Charles	Wanderland Flagstaff, LLC (Coconino County)	SEC Route 66 and Woody Mountain Rd.
10.	53-122655 Van Robinson	Per Commissioners Initiative (PCI) (Maricopa County)	NEC Tatum Blvd and Deer Valley Dr., Phoenix

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

RESULTS / ARCHIVE PAGE
APRIL 2022

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-121226; 16-122631; 14-122632	04/13	T4N, R4E, SECS. 26 & 35 MARICOPA 85.625; 6.439; 6.513	\$61,850,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$61,850,000.00	HAYDEN LOOP 101 INVESTORS, LLC & 1	25% DOWN, BALANCE DUE IN 30 DAYS
53-122513; 16-121920; 16-121921; 16-121922; 16-122581; 16-122776	04/19	T1S, R8E, SECS. 30, 31, 32 & 33; T2S, R8E, SECS. 4, 5 & 6 PINAL 650.500; 20.560; 26.248; 13.078; 17.272; 98.032	\$84,444,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); PERMANENT COMMON SCHOOLS; COUNTY BOND	\$84,444,000.00	ES AMERICA, LLC & 1	25% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 5.875%, 5-YEAR TERM

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
MAY 2022**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-121948 LEGACY COMMERCIAL REAL ESTATE LLC	05/04 1:00 P.M.	T20N, R22W, SEC. 12 MOHAVE 18.68	\$1,540,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

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

PUBLIC AUCTIONS BEING ADVERTISED

**AUCTION CALENDAR
 JUNE 2022**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-122108 ARIZONA DEPARTMENT OF EMERGENCY AND MILITARY AFFAIRS	06/01 11:00 A.M.	T10S, R10E, SECS. 28 & 29 PINAL 388.023	\$1,975,000.00	STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS
53-122109 ARIZONA DEPARTMENT OF EMERGENCY AND MILITARY AFFAIRS	06/01 11:15 A.M.	T9S, R8E, SECS. 1, 2, 11 & 12 PINAL 410.00	\$510,000.00	ARIZONA STATE HOSPITAL; PERMANENT COMMON SCHOOLS; AGRICULTURE AND MECHANICAL COLLEGE
53-121851 BDCAZ I, LLC	06/02 11:00 A.M.	T1S, R7E, SEC. 16 MARICOPA 154.32	\$40,330,000.00	PERMANENT COMMON SCHOOLS

<p>16-121651 CITY OF FLAGSTAFF</p>	<p>06/02 11:00 A.M.</p>	<p>T20N, R11E, SECS. 4, 10 & 12; T20N, R12E, SECS. 16 & 18; T20N, R12.5E, SEC 14; T20N, R13E, SEC 30; T21N, R10E, SEC 36 COCONINO 43.25</p>	<p>\$45,584.00</p>	<p>PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)</p>
<p>53-121932 PAGE GIACIN</p>	<p>06/06 11:00 A.M.</p>	<p>T9S, R23E, SEC. 21 GRAHAM 3.39</p>	<p>\$3,400.00</p>	<p>LEGISLATIVE, EXECUTIVE AND JUDICIAL BUILDINGS</p>
<p>16-122285 CITY OF PEORIA</p>	<p>06/12 11:00 A.M.</p>	<p>T5N, R1E, SEC 13 MARICOPA 3.823</p>	<p>\$706,308.00</p>	<p>PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)</p>