

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

**Thursday, September 10, 2020**

**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 10, 2020 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 13, 2020 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/MINERAL 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 August 31, 2020 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 8, 2020	Pending
November 12, 2020	Pending
December 10, 2020	Pending

B. Schedule of Pending Appeals:

A.B. 1238 Tucson Trap & Skeet Club  
Sales Application No. 53-121019-00  
Appeal of Appraisal


*Hearing has been granted a continuance and is scheduled to be heard on Thursday, October 8, 2020.*

**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 10, 2020**

**A. CONSENT AGENDA**

RIGHTS OF WAY - ROW-AG-MIN DIVISION

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

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>
1.	03-120607 Ray Moore	Navapache Electric Coop, Inc. (Apache County)	Internal use only communication tower

*Renewals*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
2.	03-078735 Van Robinson	Monette Farms Arizona, LLC (Maricopa County)	Farm Equipment Storage

*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		

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*Other*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
3.	03-118531-99 Ray Moore	Invenergy Solar Development, LLC (Yuma County)	70 Megawatt Photovoltaic Solar Power Plant
4.	03-120041-99 Ray Moore	First Solar Development, LLC (Maricopa County)	150 Megawatt Photovoltaic Solar Power Plant
5.	03-120685-99 Ray Moore	Chirreon Energy, LLC (Pinal County)	10 Megawatt Photovoltaic Solar Power Plant

**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>
6.	53-119692 w/ROW 16-121599 & 16-121600 Joe Charles	PCI (Maricopa County)	Land Sale
7.	53-120944 Joe Charles	Shea Homes L.P (Maricopa County)	Land Sale
8.	53-121200 Joe Charles	PCI (Maricopa County)	Land Sale
9.	53-121230 Joe Charles	PCI (Maricopa County)	Land Sale
10.	53-121348 Van Robinson	City of Scottsdale (Maricopa County)	Land Sale

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

**RESULTS / ARCHIVE PAGE  
 AUGUST 2020**

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-121115	08/18	T4N, R3E, SEC. 20  MARICOPA  2.607	\$617,771.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$617,771.00	CITY OF PHOENIX  & 1	
53-120190 16-121118; 16-121120; 16-121121; 16-121123; 16-121125	08/20	T1S, R8E, SECS. 17, 18, 19, 20 & 30; T1S, R8E, SECS. 18, 19, 30 & 31; T1S, R8E, SECS. 18, 19 & 30; T1S, R8E, SECS. 19, 20 & 30; T1S, R8E, SECS. 17 & 18; T1S, R8E, SECS. 17, 18, 19 & 20  PINAL  2,783.13; 46.119; 26.481; 19.465; 22.008; 0.449	\$68,000,000.00	COUNTY BOND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	<b>RESCHEDULED TO 10/20/2020</b>		

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
SEPTEMBER 2020**

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>04-108113</b> VULCAN MATERIALS COMPANY	09/01  11:00 A.M.	T4N, R1W, SEC. 36  MARICOPA  252.00	\$1.00 PER TON  80,000 MINIMUM ANNUAL TONNAGE  \$40,320.00 RENT	PERMANENT COMMON SCHOOLS
<b>04-118079</b> A.B.C. SAND AND ROCK COMPANY, INC.	09/01  2:00 P.M.	T2N, R1W, SEC. 13  MARICOPA  50.00	\$1.00 PER TON  10,000 MINIMUM ANNUAL TONNAGE  \$7,200.00 RENT	PERMANENT COMMON SCHOOLS
<b>53-121237</b> PER COMMISSIONER'S INITIATIVE	09/10  11:00 A.M.	T4N, R4E, SEC. 36  MARICOPA  73.57	\$31,710,000.00	PERMANENT COMMON SCHOOLS

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
 OCTOBER 2020**

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
<b>53-120190;                      16-121118;                      16-121120;                      16-121121;                      16-121123;                      16-121125</b> BROOKFIELD RESIDENTIAL (ARIZONA) LLC; KIMLEY-HORN AND ASSOCIATES, INC.	10/20  1:00 P.M.	T1S, R8E, SECS. 17, 18, 19, 20 & 30; T1S, R8E, SECS. 18, 19, 30 & 31; T1S, R8E, SECS. 18, 19 & 30; T1S, R8E, SECS. 19, 20 & 30; T1S, R8E, SECS. 17 & 18; T1S, R8E, SECS. 17, 18, 19 & 20  PINAL  2,783.13; 46.119; 26.481; 19.465; 22.008; 0.449	\$68,000,000.00	COUNTY BOND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-120834</b> SYMMETRY DEVELOPMENT COMPANY, INC.	10/22  11:00 A.M.	T21N, R7E, SEC. 26  COCONINO  405.360	\$10,536,000.00	UNIVERSITY OF ARIZONA (ACT 2/18/1881)

<b>53-121172</b> VESTAR LPST, LLC	10/27  11:00 A.M.	T4N, R1E, SEC. 4  MARICOPA  26.143	\$3,775,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>16-121187</b> CITY OF BUCKEYE	10/28  1:00 P.M.	T1N, R4W, SECS. 16 & 17  MARICOPA  9.752	\$232,822.00	PERMANENT COMMON SCHOOLS; MINERS HOSPITAL FOR DISABLED MINERS
<b>53-120823</b> D R.HORTON, INC.	10/29  11:00 A.M.	T4N, R3E, SEC. 10  MARICOPA  0.595	\$60,475.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>16-117055-00-100</b> PIMA COUNTY	10/29  11:00 A.M.	T16S, R16E, SEC. 8  PIMA  0.071	\$2,400.00	STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS



PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
NOVEMBER 2020**

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>53-121524; 16-121630; 16-121631; 16-121632; 16-121633 PER COMMISSIONER'S INITIATIVE</b>	11/02  11:00 A.M.	T5N, 52E, SECS. 8, 9, 16 & 17; T5N, 52E, SECS. 8, 9, 16 & 17; T5N, 52E, SECS. 8, 9, 10, 15 & 16; T5N, 52E, SECS. 9, 10, 15 & 16; T5N, 52E, SECS. 14, 15, 16, 17 & 18  MARICOPA  1,128.47; 31.153; 41.715; 31.410; 46.205	\$89,000,000.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)