

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

Thursday, January 13, 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, December 9, 2021 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 RESTRICTIONS, 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 1-470-705-4149 AND ENTERING PIN: 833 276 336#

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 December 9, 2021 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 January 3, 2022 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>
February 10, 2022	Pending
March 10, 2022	Pending
April 14, 2022	Pending

- B. Schedule of Pending Appeals:

A.B. 1239 Larry and Cindi Pearson
 Agriculture Lease No. 01-428
 Valuation of Improvements

Hearing has been granted a continuance and is scheduled to be heard on Thursday, February 10, 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

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, January 13, 2022**

A. CONSENT AGENDA

RIGHTS OF WAY - REAL ESTATE DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-121660 Amber Troidl	Ellwood Land Holdings, LLC (Maricopa County)	A 500kV overhead electric transmission line
2.	14-121926 Amber Troidl	HV Sunrise, LLC (Maricopa County)	A 500 kV overhead electric transmission line
3.	16-121651 Amber Troidl	City of Flagstaff (Coconino County)	Underground 30" water transmission line and booster stations

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>
4.	03-000793 Diana Faude	Gary N. and Debra F. Hicks (Apache County)	Existing Tavern/General Store and one (1) employee residence (mobile home)
5.	03-098992 Diana Faude	Arizona Lotus Corp. (Pima County)	Wireless telecommunications monopole and antennae facility. The monopole shall be constructed in such a manner as to support additional users as allowed by applicable zoning.

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		

BOARD

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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>	<u>Purpose</u>
	NONE		

Other

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
6.	53-121744 Van Robinson	City of Buckeye (Maricopa County)	Sale – E of the NE corner of McDowell Rd and 307 th Ave., Buckeye, A.Z.
7.	53-122036 Ray Moore	Sunbelt Rose Garden 7 LP (Maricopa County)	Sale – NEC of 7 th Avenue and Rose Garden Lane, Phoenix, A.Z.

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

**RESULTS / ARCHIVE PAGE
 DECEMBER 2021**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-121917	12/01	T2N, R2W, SECS. 27 & 34 MARICOPA 1,099.06	\$127,708,000.00	PENITENTIARY LAND FUND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION CANCELLED		
53-121306	12/01	T4N, R3E, SEC. 11 MARICOPA 3.40	\$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,400.00	D. R. HORTON, INC. & 1	CASH SALE
53-120252	12/01	T4N, R3E, SECS. 1, 2 & 11 MARICOPA 416.32	\$83,500,000.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$83,500,000.00	D. R. HORTON, INC. & 1	15% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 6.00%, 4-YEAR TERM
14-111275- 00-100	12/01	T5N, R2E, SEC. 15 MARICOPA 57.905	\$3,038,278.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION POSTPONED TO 12/15/2021		

16-112562-00-100	12/01	T5N, R2E, SECS. 7, 8, 9 & 10 MARICOPA 68.391	\$5,285,984.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION POSTPONED TO 12/15/2021		
53-121916; 16-121920; 16-121921; 16-121922	12/01	T1S, R8E, SEC. 31; T2S, R8E, SEC. 6; PINAL 914.78; 12.14; 13.35; 6.60	\$86,130,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION CANCELLED		
53-122049; 16-121599	12/15	T4N, R4E, SECS. 28 & 33; T4N, R4E, SECS. 15, 22 & 27 MARICOPA 228.39; 129.910	\$139,750,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$139,750,000.00	MAYO CLINIC ARIZONA & 1	25% DOWN, BALANCE DUE IN 30 DAYS
53-121093	12/15	T4N, R1E, SEC. 2 MARICOPA 26.11	\$5,745,000.00	PERMANENT COMMON SCHOOLS	\$10,145,000.00	PEDERSON GROUP, INC. & 29	25% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 5.50%, 2-YEAR TERM

14-111275-00-100	12/15	T5N, R2E, SEC. 15 MARICOPA 57.905	\$3,038,278.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$3,038,278.00	ARIZONA PUBLIC SERVICE COMPANY & 1	
16-112562-00-100	12/15	T5N, R2E, SECS. 7, 8, 9 & 10 MARICOPA 68.391	\$5,285,984.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$5,285,984.00	ARIZONA PUBLIC SERVICE COMPANY & 1	
16-115501-00-100	12/16	T14N, R2W, SEC. 36 YAVAPAI 1.583	\$31,343.00	PERMANENT COMMON SCHOOLS	\$31,343.00	CITY OF PRESCOTT & 1	

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
JANUARY 2022**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-121917 PER COMMISSIONER'S INITIATIVE	01/10 10:00 A.M.	T2N, R2W, SECS. 27 & 34 MARICOPA 1,097.26	\$127,708,000.00 AUCTION CANCELLED	PENITENTIARY LAND FUND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-122066 TOWN OF MARANA	01/20 11:00 A.M.	T12S, R11E, SEC. 24 PIMA 2.944	\$66,176.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-122418 TOWN OF FLORENCE	01/27 11:00 A.M.	T4S, R9E, SEC. 25 PINAL 0.77	\$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
 FEBRUARY 2022**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
03-120611-99 SUN STREAMS EXPANSION, LLC	02/02 1:00 P.M.	T1N, R5W, SECS. 32, 33 & 34; T1S, R5W, SECS. 4, 9 & 18 MARICOPA 2,597.205	\$20,000,000.00	AGRICULTURE AND MECHANICAL COLLEGE; MINERS HOSPITAL FOR DISABLED MINERS; PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-119692; 16-121599; 16-121600; 16-122649; 16-122652 PER COMMISSIONER'S INITIATIVE	02/03 11:00 A.M.	T4N, R4E, SEC. 27; T4N, R4E, SECS. 15, 22 & 27; T4N, R4E, SECS. 27 & 28; T4N, R4E, SEC. 27; T4N, R4E, SEC. 27 MARICOPA 50.241; 129.912; 12.516; 0.893; 0.696	\$33,100,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

16-100776 MOHAVE COUNTY	02/10 11:30 A.M.	T19N, R22W, SEC. 24 MOHAVE 3.18	\$80,358.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
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PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
MARCH 2022**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-122051; 16-122009 LEWIS ROCA ROTHGERBER CHRISTIE LLP	03/02 10:30 A.M.	T4N, R4E, SEC. 21 MARICOPA 1.373	\$2,400.00; \$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-121889; 16-122586 PER COMMISSIONER'S INITIATIVE	03/07 11:00 A.M.	T4N, R4E, SEC. 36; T4N, R5E, SEC. 31 MARICOPA 124.567; 2.722	\$58,580,000.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)