

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

**Thursday, August 12, 2021**

**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, August 12, 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 July 8, 2021 and July 15, 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 August 2, 2021 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>
September 9, 2021	Pending
October 14, 2021	Pending
November 9, 2021	Pending

- B. Schedule of Pending Appeals:

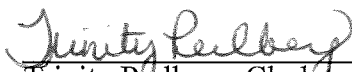
None

**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, August 12<sup>th</sup>, 2021**

**A. CONSENT AGENDA**

**RIGHTS OF WAY - REAL ESTATE DIVISION**

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-005064 Scott Sherwood	Tucson Electric Power Company (Pima County)	Overhead 345kV electric transmission line
2.	14-053960 Myles Stevens	City of Prescott (Yavapai County)	Underground 16" water distribution line
3.	16-121875 Amber Troidl	Salt River Project Agri. Improvement & Power District (Maricopa County)	Underground irrigation water transmission pipeline

**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.	03-028737 Diana Faude	Arizona Department of Public Safety (Maricopa County)	Highway Patrol facility, consisting of one modular office and ten modular residences for Highway Patrol Officers and immediate family.
5.	03-072850 Diana Faude	Cochise County (Cochise County)	Single user microwave repeater tower and two prefab buildings for internal communications use.

*Amendments*

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

BOARD

Thursday, August 12, 2021

Page 2 of 2

**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>
6.	03-120611 Ray Moore	Sun Streams Expansion, LLC (Maricopa County)	Photovoltaic Solar Energy Project Baseline Rd & 339 <sup>th</sup> Ave. Arlington, Arizona

**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.	53-121093 Van Robinson	Pederson Group, Inc. (Maricopa County)	Sale – 83 <sup>rd</sup> Avenue north of Happy Valley Rd in Peoria, Arizona
8.	53-122069 Ray Moore	PCI (Maricopa County)	Sale/ROW – Dove Valley Rd., West of 43 <sup>rd</sup> Ave., & North side of SR 303 West of I-17 to West of 51 <sup>st</sup> Ave.

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

**RESULTS / ARCHIVE PAGE  
 JULY 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
<b>04-121205</b>	07/01	T7N, R2E, SECS. 11 & 12  MARICOPA  79.96	\$0.85 PER TON  115,000 MINIMUM ANNUAL TONNAGE  \$10,279.66 RENT	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); UNIVERSITY	\$0.85 PER TON  115,000 MINIMUM ANNUAL TONNAGE  \$10,279.66 RENT	FCI HOLDINGS, LLC  & 1	
<b>53-121917</b>	07/15	T2N, R2W, SECS. 27 & 34  MARICOPA  1,099.06	\$127,708,000.00	PENITENTIARY LAND FUND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	<b>AUCTION POSTPONED TO 09/16/2021</b>		
<b>53-121916; 16-121920; 16-121921; 16-121922</b>	07/15	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)	<b>AUCTION POSTPONED TO 09/16/2021</b>		

<b>53-119699</b>	07/21	T15S, R15E, SEC. 23  PIMA  184.53	\$14,500,000.00	UNIVERSITY	\$44,000,000.00	AMH ESCALERA DEVELOPMENT TRS, LLC  & 38	15% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 6.25%, 5-YEAR TERM
<b>53-121224</b>	07/27	T4S, R3E, SEC. 36  PINAL  6.349	\$257,000.00	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  
AUGUST 2021**

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>03-118531</b> INVENERGY SOLAR DEVELOPMENT LLC	08/04  1:30 P.M.	T9S, R21W, SECS. 20 & 21  YUMA  654.66	\$7,220,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>16-116655</b> TOWN OF PRESCOTT VALLEY	08/11  11:00 A.M.	T14N, R1W, SEC. 16  YAVAPAI  1.82	\$19,597.00	PERMANENT COMMON SCHOOLS
<b>16-121834</b> CITY OF APACHE JUNCTION	08/12  11:00 A.M.	T1N, R8E, SEC. 16;  PINAL  1.368	\$121,622.00	PERMANENT COMMON SCHOOLS
<b>16-121910</b> CITY OF APACHE JUNCTION	08/12  11:00 A.M.	T1N, R8E, SECS. 10 & 16  PINAL  3.58	\$230,373.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

<b>53-121010</b> ACCELERATED DEVELOPMENT SERVICES, LLC	08/18  11:00 A.M.	T1N, R7E, SEC. 36  MARICOPA  64.559	\$10,545,000.00	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  
 SEPTEMBER 2021**

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>53-121749</b> KEVIN F. KINGHORN	09/02  11:00 A.M.	T13S, R14E, SEC. 9  1.00  PIMA	\$180,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-121917</b> PER COMMISSIONER'S INITIATIVE	09/16  9:00 A.M.	T2N, R2W, SECS. 27& 34  MARICOPA  1,099.06	\$127,708,000.00	PENITENTIARY LAND FUND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>53-121916;</b> <b>16-121920;</b> <b>16-121921;</b> <b>16-121922</b> PER COMMISSIONER'S INITIATIVE	09/16  2:00 P.M.	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)