

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

Thursday, March 11, 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, March 11, 2021 at 9:00 a.m. at the Arizona State Land Department, 1616 West Adams Street, Room 321, Phoenix, AZ 85007.

DUE TO THE CURRENT COVID-19 CRISIS AND, PURSUANT TO CURRENT RECOMMENDATIONS, 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 1-559-556-0569 AND ENTERING PIN: 437 393 660#

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 February 11, 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/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) *

1. May include presentations by interested parties and/or the State Land Department regarding Real Estate Agenda Item No. 12- Sales Application No. 53-121947 Per Commissioner's Initiative (PCI), comments are limited to 5 minutes. (Any supporting documentation will be included in Board packet.)

* 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 March 1, 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>
April 8, 2021	Pending
May 13, 2021	Pending
June 10, 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

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, March 11, 2021**

A. CONSENT AGENDA

RIGHTS OF WAY - REAL ESTATE DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-121558 Michael Romero	Maricopa County (Maricopa County)	Two service roads; Two monitoring wells
2.	14-121603 Scott Sherwood	City of Scottsdale (Maricopa County)	Sewer lift station & associated underground utilities
3.	14-121760 Amber Troidl	Town of Oro Valley (Pima County)	Underground utility
4.	16-112195 Scott Sherwood	Rail X ROW, LLC (Pinal County)	Access road
5.	16-121488 Scott Sherwood	Lennar Arizona, Inc. (Maricopa County)	Public road including slope easement & drainage channel
6.	16-121504 Amber Troidl	Town of Queen Creek (Pinal County)	Underground 18" water pipeline and 21" sewer pipeline
7.	16-121778 Jim Claey's	Arizona Department of Transportation (Maricopa County)	Access road

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>
8.	89-077245 Van Robinson	Arizona Department of Corrections (Pinal County)	Adult correctional institution

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>
9.	03-118531-99 Ray Moore	Invenergy Solar Development, LLC (Yuma County)	70-Megawatt Photovoltaic Solar Plant 20 Year Lease

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>
10.	53-119699 Ray Moore	Pulte Home Company, LLC (Pima County)	Sale – SWC Valencia Road and Houghton Road, Tucson
11.	53-121010 Ray Moore	Accelerated Development (Maricopa County)	Sale – Signal Butte Road and Southern Avenue
12.	53-121947 Van Robinson	Per Commissioners Initiative (Maricopa County)	Sale of long-term ground lease -56 th Street and the Loop 101 Freeway

D. Comments regarding Real Estate Agenda Item No. 12

Time allotted for any comments from interested parties and /or the Land Department

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

**RESULTS / ARCHIVE PAGE
FEBRUARY 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
53-119825	02/04	T3S, R8E, SEC. 18 PINAL 26.216	\$2,350,000.00	ARIZONA STATE HOSPITAL	\$2,350,000.00	BYPG HOLDINGS, LLC & 1	25% DOWN, BALANCE DUE IN 30 DAYS

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
 MARCH 2021**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-121775 PER COMMISSIONER'S INITIATIVE	03/10 11:00 A.M. Δ 03/30	T4N, R3E, SECS. 7 & 17 MARICOPA 219.05	\$53,930,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-119692 16-121599 16-121600 PER COMMISSIONER'S INITIATIVE	03/24 11:00 A.M.	T4N, R4E, SEC. 27; T4N, R4E, SECS. 15, 22 & 27; T4N, R4E, SECS. 27 & 28 MARICOPA 24.047; 129.910; 12.630	\$18,800,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-121775 PER COMMISSIONER'S INITIATIVE	03/30 11:00 A.M.	T4N, R3E, SECS. 7 & 17 MARICOPA 223.79	\$55,080,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

53-121019 TUCSON TRAP & SKEET CLUB	03/31 11:00 A.M.	T15S, R12E, SEC. 5 PIMA 80.59	\$222,000.00	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
APRIL 2021**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-121101 ARIZONA PUBLIC SERVICE COMPANY	04/07 11:00 A.M.	T5N, R1E, SEC. 36 MARICOPA 4.401	\$927,088.25	PERMANENT COMMON SCHOOLS
16-121563 SUNBELT INVESTMENT HOLDINGS INC.	04/09 11:00 A.M.	T1N, R3E, SEC. 1; T1N, R4E, SEC. 6 MARICOPA 1.166	\$49,357.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); LANDS HELD IN TRUST FOR OTHER STATE AGENCIES
53-121917 PER COMMISSIONER'S INITIATIVE	04/21 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)

<p>53-121916; 16-121920; 16-121921; 16-121922 PER COMMISSIONER'S INITIATIVE</p>	<p>04/21 1:30 P.M.</p>	<p>T1S, R8E, SEC. 31; T2S, R8E, SEC. 6; PINAL 914.78 12.14 13.35 6.60</p>	<p>\$86,130,000.00</p>	<p>PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)</p>
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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
MAY 2021**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
03-120685 CHIRREON ENERGY, LLC	05/20 11:00 A.M.	T10S, R13E, SEC. 36 PINAL 99.09	\$700,000.00	PERMANENT COMMON SCHOOLS