

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

Thursday, April 14, 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, April 14, 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 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 1-928-793-9377 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 10, 2022 and March 30, 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 April 4, 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>
May 12, 2022	Pending
June 9, 2022	Pending
July 14, 2022	Pending

- B. Schedule of Pending Appeals:

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

Hearing granted a continuance until May 12, 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, April 14, 2022**

A. CONSENT AGENDA

RIGHTS OF WAY - REAL ESTATE DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-119182 Myles Stevens	Invenergy Solar Development LLC (Yuma County)	Overhead 69kV electric sub-transmission line and 48-count fiber-optic ground wire for internal use only; Service road
2.	16-095258 Myles Stevens	Arizona Department of Transportation (Yavapai County)	Public road
3.	16-1222191 Myles Stevens	Pinal County (Pinal County)	Public 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>
4.	03-000274 Diana Faude	CCR Sierra Vista III, LLC (Cochise County)	Radio broadcasting station and transmitter facility
5.	03-083407 Diana Faude	El Paso Natural Gas Company, L.L.C. f/k/a El Paso natural Gas Company (Pima County)	A wireless telecommunications site

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>
	NONE		

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

**RESULTS / ARCHIVE PAGE
 MARCH 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
53-122051; 16-122009	03/02	T4N, R4E, SEC. 21 MARICOPA 1.373	\$2,400.00; \$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,400.00; \$2,400.00	ZT 56TH STREET AT 101 NE OWNER, LLC & 1	CASH SALE
53-121889; 16-122586	03/07	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)	\$125,000,000.00	MREG 101 Bell LLC & 38	15% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 5.50%, 2-YEAR TERM
16-121434	03/18	T4N, R1W, SECS. 12 & 13 MARICOPA 2.41	\$453,321.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$453,321.00	DODO BIRD, LLC & 1	

53-122073	03/30	T5N, R3W, SECS. 2, 3, 4 & 11; T6N, R3W, SECS. 25, 26, 27, 34, 35 & 36 MARICOPA 3,508.112	\$49,110,000.00	AGRICULTURE AND MECHANICAL COLLEGE; PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); COUNTY BOND			
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03-COMMERCIAL-LONG TERM LEASE
 14-RIGHT-OF-WAY (LONG TERM)
 16-RIGHT-OF-WAY (PERPETUAL)

PUBLIC AUCTIONS BEING ADVERTISED

**AUCTION CALENDAR
 APRIL 2022**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-121226; 16-122631; 14-122632 DE RITO PARTNERS DEVELOPMENT, INC.	04/13 11:00 A.M.	T4N, R4E, SECS. 26 & 35 MARICOPA 85.625; 6.439; 6.513	\$61,850,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-122513; 16-121920; 16-121921; 16-121922; 16-122581; 16-122776 PER COMMISSIONER'S INITIATIVE	04/19 11:00 A.M.	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

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)

PUBLIC AUCTIONS BEING ADVERTISED

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

**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
53-121932 PAGE GIACIN	06/06 11:00 A.M.	T9S, R23E, SEC. 21 GRAHAM 3.39	\$3,400.00	LEGISLATIVE, EXECUTIVE AND JUDICIAL BUILDINGS

<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>
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