

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

Thursday, January 21, 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, January 21, 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 1-484-998-0539 AND ENTERING PIN: 583 451 562#

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 10, 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 January 4, 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>
February 11, 2021	Pending
March 11, 2021	Pending
April 8, 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

Clamey for 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 21, 2021**

A. CONSENT AGENDA

RIGHTS OF WAY- ROW-AG-MIN DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-096399 Michael Romero	Sulphur Springs Valley Electric Cooperative Inc. (Cochise County)	Overhead 14.4kV electric distribution line
2.	14-120894 Scott Sherwood	D. R. Horton Inc. (Maricopa County)	Drainage channel
3.	14-121335 Laura Gilbreath	El Paso Natural Gas Co. LLC (Mohave County)	Underground 20" natural gas transmission pipeline
4.	16-121401 Myles Stevens	City of Mesa (Maricopa 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>
5.	03-088530 Joe Charles	K Storage INC (La Paz County)	Boat storage rental facility
6.	03-095250 Joe Charles	K Storage INC (La Paz County)	Commercial storage
7.	03-105002 Joe Charles	City of Coolidge (Pinal County)	Skydiving facility

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>
8.	03-120041 Ray Moore	First Solar Development, LLC (Maricopa County)	Solar Plant SEC Elliott Road & 355 th Avenue
9.	03-120685 Ray Moore	Chirreon Energy, LLC (Pinal County)	10 Megawatt Photovoltaic Solar Power Plant - E. Edwin Rd., 2 miles west of SR 77 and Saddlebrook Village

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.	53-121916 Joe Charles	Per Commissioners Initiative (Pinal County)	Land Sale - Ironwood Road & Germann Road
11.	53-121917 Joe Charles	Per Commissioners Initiative (Maricopa County)	Land Sale -W. Indian School Road & North Citrus Road

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

**RESULTS / ARCHIVE PAGE
 DECEMBER 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
53-121194	12/09	T4N, R1E, SEC. 2 MARICOPA 327.850	\$46,925,000.00	PERMANENT COMMON SCHOOLS	AUCTION POSTPONED TO 01/06/2021		
53-121524; 16-121630; 16-121631; 16-121632; 16-121633	12/09	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)	\$89,000,000.00	TSMC ARIZONA CORPORATION & 1	25% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 7.00%, 7-YEAR TERM

53-120944	12/16	T5N, R1E, SEC. 36 MARICOPA 415.410	\$46,770,000.00	PERMANENT COMMON SCHOOLS	\$46,770,000.00	SHEA PROCTOR VALLEY LLC & 1	10% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 5.50%, 18-MONTH TERM
53-121248	12/17	T20N, R22E, SEC. 20 MOHAVE 269.780	\$1,520,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$2,410,000.00	CSQ H95, LLLP & 35	25% DOWN, BALANCE DUE IN 30 DAYS
53-121348	12/28	T4N, R4E, SEC. 26 MARICOPA 1.840	\$1,230,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$1,230,000.00	CITY OF SCOTTSDALE & 1	10% DOWN, BALANCE DUE IN 30 DAYS
53-121230	12/28	T3N, R5E, SEC. 5 MARICOPA 7.290	\$1,150,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$1,150,000.00	CITY OF SCOTTSDALE & 1	10% DOWN, BALANCE DUE IN 30 DAYS
53-121200	12/28	T3N, R5E, SEC. 6 MARICOPA 10.30	\$4,600,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$4,600,000.00	CITY OF SCOTTSDALE & 1	10% 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
JANUARY 2021**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-121194 ASHTON WOODS ARIZONA L.L.C.	01/06 11:00 A.M.	T4N, R1E, SEC. 2 MARICOPA 327.850	\$46,925,000.00	PERMANENT COMMON SCHOOLS
53-119825 ACCELERATED DEVELOPMENT SERVICES, LLC	01/13 11:00 A.M.	T3S, R8E, SEC. 18 PINAL 26.216	\$2,350,000.00	ARIZONA STATE HOSPITAL

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
FEBRUARY 2021**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
NO AUCTIONS				

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

PUBLIC AUCTIONS BEING ADVERTISED

**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.	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)