

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

Thursday, March 10, 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, March 10th 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 February 10, 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 February 28, 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>
April 14, 2022	Pending
May 12, 2022	Pending
June 9, 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, March 10th, 2022**

A. CONSENT AGENDA

RIGHTS OF WAY - REAL ESTATE DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-121239 Amber Troidl	Sun Streams 4 LLC (Maricopa County)	Overhead and underground 34.5kV electric distribution line and underground 48-count fiber optic communication line for internal use only, and a temporary water line; Service Road
2.	14-121797 Myles Stevens	Draconis Energy Project LLC (Yavapai County)	Overhead, 500kV electric transmission line
3.	14-121837 Michael Romero	Dixie-Escalante Rural Electric Assoc., Inc (Mohave County)	Overhead 69/12kV electric sub-transmission line
4.	14-122000 Myles Stevens	Lennar Arizona, Inc (Maricopa County)	Drainage Easement
5.	16-122285 Michael Romero	City of Peoria (Maricopa County)	Public Road with underground utilities; flowage rights, improved natural drainage

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>
6.	03-001019 Diana Faude	Oracle Church of Christ Inc (Pinal County)	Meeting house for the Oracle Church of Christ
7.	03-081019 Diana Faude	Town of Eagar (Apache County)	Water storage tank site for the Town of Eagar water system
8.	03-081528 Diana Faude	Arizona Department of Economic Security (Cochise County)	Government office building

Amendments

BOARD

Thursday, March 10, 2022

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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
 FEBRUARY 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
03-120611-99	02/02	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)	\$20,000,000.00	SUN STREAMS EXPANSION, LLC & 1	30-YEAR SOLAR LEASE

53-119692; 16-121599; 16-121600; 16-122649; 16-122652	02/03	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)	AUCTION POSTPONED TO 02/16/2022		
16-100776	02/10	T19N, R22W, SEC. 24 MOHAVE 3.18	\$80,358.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$80,358.00	MOHAVE COUNTY & 1	

53-119692; 16-121599; 16-121600; 16-122649; 16-122652	02/16	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)	AUCTION POSTPONED TO 02/23/2022		
53-119692; 16-121600; 16-122649; 16-122652	02/23	T4N, R4E, SEC. 27; T4N, R4E, SECS. 27 & 28; T4N, R4E, SEC. 27; T4N, R4E, SEC. 27 MARICOPA 50.241; 12.516; 0.893; 0.696	\$33,100,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$33,100,000.00	64TH AND MAYO BIDDER LLC & 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
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)
16-121434 PREMA DESIGN- BUILD LLC	03/18 11:00 AM	T4N, R1W, SECS. 12 & 13 MARICOPA 2.41	\$453,321.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

53-122073 WITTDEV LLC	03/30 11:00 A.M.	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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PUBLIC AUCTIONS BEING ADVERTISED

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

**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)