

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

Thursday, September 9, 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, September 9, 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 August 12, 2021 and August 26, 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 30, 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>
October 14, 2021	Pending
November 9, 2021	Pending
December 9, 2021	Pending

- B. Schedule of Pending Appeals:

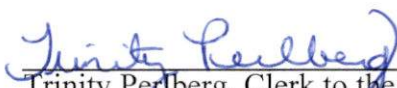
None

**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

  
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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, September 9, 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.	14-094268 Amber Troidl	AT&T Corp. (Pinal County)	Underground fiber optic cable – non 3 <sup>rd</sup> party
3.	16-122009 Michael Romero	Lewis Roca Rothgerber Christie, LLP (Maricopa County)	Public roadway and underground utilities
4.	16-122418 Amber Troidl	Town of Florence (Pinal County)	Underground water and sewer distribution lines

**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.	03-000024 Diana Faude	Jacob P. Weathersby, Sr. (Greenlee County)	Convenience store, fueling station and related activities
6.	03-083406 Diana Faude	El Paso Natural Gas Company, LLC (Cochise County)	Microwave tower site and related internal facilities

*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>
7.	53-119692 16-121599 16-121600 Joe Charles	Per Commissioners Initiative (Maricopa County)	Scottsdale, NEC 64 <sup>th</sup> Street and Mayo
8.	53-121889 Van Robinson	Per Commissioners Initiative (PCI) (Maricopa County)	NEC of Bell Road and Loop 101 Freeway, Scottsdale
9.	53-122051 Van Robinson	Lewis Roca Rothgerber Christie, LLP (Maricopa County)	North along 56 <sup>th</sup> St between Loop 101 Freeway & the Alignment of City North Drive - Phoenix
10.	53-122513 16-121920 16-121921 16-121922 16-122581 Joe Charles	Per Commissioners Initiative (Pinal County)	NEC of Ironwood & Germann Road

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

**RESULTS / ARCHIVE PAGE  
 AUGUST 2021**

04-MINERAL  
 21-WATER  
 53-LAND

<b>APP. NO.</b>	<b>AUCTION DATE</b>	<b>LOCATION, COUNTY &amp; ACREAGE +/-</b>	<b>APPRAISED VALUE</b>	<b>BENEFICIARY</b>	<b>TOTAL SELLING PRICE</b>	<b>SUCCESSFUL BIDDER &amp; # OF BIDS</b>	<b>TERMS</b>
<b>03-118531</b>	08/04	T9S, R21W, SECS. 20 & 21  YUMA  654.66	\$7,220,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$7,220,000.00	INVENERGY SOLAR DEVELOPMENT LLC  & 1	
<b>16-116655</b>	08/11	T14N, R1W, SEC. 16  YAVAPAI  1.82	\$19,597.00	PERMANENT COMMON SCHOOLS	\$19,597.00	TOWN OF PRESCOTT VALLEY  & 1	
<b>16-121834</b>	08/12	T1N, R8E, SEC. 16;  PINAL  1.368	\$121,622.00	PERMANENT COMMON SCHOOLS	\$121,622.00	CITY OF APACHE JUNCTION  & 1	
<b>16-121910</b>	08/12	T1N, R8E, SECS. 10 & 16  PINAL  3.58	\$230,373.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$230,373.00	CITY OF APACHE JUNCTION  & 1	

<b>53-121010</b>	08/18	T1N, R7E, SEC. 36  MARICOPA  64.559	\$10,545,000.00	PERMANENT COMMON SCHOOLS	\$13,500,000.00	BELA FLOR HOLDINGS, LLC  & 14	20% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 5.75%, 3-YEAR TERM
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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  
 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)

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
OCTOBER 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>16-122114</b> SAN CARLOS IRRIGATION AND DRAINAGE DISTRICT	10/21  11:00 A.M.	T5S, R9E, SEC. 1  PINAL  4.23	\$35,955.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); STATE CHARITABLE, PENAL, AND REFORMATORY INSTITUTIONS
<b>16-103534-00-100</b> CITY OF SCOTTSDALE	10/27  1:00 P.M.	T4N, R5E, SEC. 31  MARICOPA  0.581	\$80,447.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
<b>16-121790-00-100</b> CITY OF SCOTTSDALE	10/27  1:00 P.M.	T4N, R5E, SEC. 31  MARICOPA  0.467	\$271,878.00	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  
NOVEMBER 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>53-122069; 16-122216 PER COMMISSIONER'S INITIATIVE</b>	11/03  11:00 A.M.	T5N, R2E, SECS. 9, 16, & 17; T5N, R2E, SECS. 8 & 9  MARICOPA  70.927; 39.362	\$2,410,000.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)