

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

Thursday, August 10, 2023

**Location: Arizona State Land Department
1110 W. Washington, 5th Floor
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, August 10, 2023, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, 5th Floor, Room 321, Phoenix, AZ 85007.

The meeting will also be held in virtual and telephonic formats. Members of the public may participate virtually and telephonically. Board Members and members of the public can access the meeting telephonically by dialing 1-443-671-4708 followed by the meeting pin- 938 734 741# or virtually, by video conferencing by typing in the following link: meet.google.com/jrg-evxe-yrw. After the start of the meeting, the Board Chairperson and/or staff will request that members of the public place their phones/devices on mute.

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 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 May 11, 2023 Minutes and July 13, 2023 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 Ways 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 Monday, July 31, 2023 or at least twenty-four (24) hours prior to the scheduled meeting.

V. BOARD APPEALS

- A.B. 1245–David Brumit
Right of Way Application 14-122501-00
Valuation of Appraisal

VI. OTHER BUSINESS

- A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
September 14, 2023	Phoenix
October 12, 2023	Phoenix
November 9, 2023	Phoenix

- B. Schedule of Pending Appeals:

- A.B. 1244-VJP Investments II LLC
Sales Application 53-121841 Havasu Investments Partners LLC
Valuation of Appraisal and Valuation of Improvements
Hearing has been continued to be heard on Thursday, October 12, 2023

- A.B. 1246 –Maricopa Flood Control District of Pinal County
Right of Way Application 18-108053
Valuation of Appraisal
Hearing has been continued to be heard on Thursday, November 9, 2023

- A.B. 1247-Dustin C. and Lisa D. Feyder
Grazing Lease No. 05-044784-00
Appeal of Reclassification for Long Term Commercial Lease Application 03-120611-99
Hearing is scheduled to be heard on Thursday, September 14, 2023

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)

VII. BOARD ADJOURNS

STATE LAND DEPARTMENT
BOARD OF APPEALS



for Trinity Perlberg, Clerk to the Board
1110 West Washington Street, Suite #160
Phoenix, AZ 85007
Telephone: 602-542-2505

**BOARD OF APPEALS
IV. AGENDA
Thursday, August 10th, 2023**

A. CONSENT AGENDA

RIGHTS OF WAY - REAL ESTATE DIVISION

	<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>
1.	03-120951 Ray Moore	Agua Fria Solar, LLC (Yavapai County)	Solar Energy Project

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>
2.	53-123261 Joe Charles	Legacy Commercial, LLC. (Mohave County)	Sale – Highway 95 & 7 th Street, Bullhead City
3.	53-123913 Joe Charles	Lennar Arizona, LLC. (Maricopa County)	Sale – 39 th Drive & Pinnacle Peak Rd.

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

**RESULTS / ARCHIVE PAGE
 JULY 2023**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-122814 WESTWING BUSINESS PARK, LLC	JULY 19, 2023 & 1:00 PM	T4N, R1W, SEC. 11 MARICOPA 3.319	\$343,512.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTION)	AUCTION POSTPONED		
16-120105 WESTWING BUSINESS PARK, LLC	JULY 19, 2023 & 1:00 PM	T4N, R1W, SEC. 11 MARICOPA 5.005	\$518,010.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTION)	AUCTION POSTPONED		

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
AUGUST 2023**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
04-122839 ARIZONA AGGS, LLC	08/01 & 12:00 PM	T41N, R12W, SEC. 1 T42N, R12W, SEC. 36 MARICOPA 272.68	\$97,500.00	PERMANENT COMMON SCHOOLS
03-120951 AGUA FRIA SOLAR, LLC	08/03 & 11:00 AM	***CANCELLED		
16-122814 WESTWING BUSINESS PARK, LLC	08/23 & 1:00 PM	T4N, R1W, SEC. 11 MARICOPA 3.319	\$343,512.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-120105 WESTWING BUSINESS PARK, LLC	08/23 & 1:00 PM	T4N, R1W, SEC. 11 MARICOPA 5.005	\$518,010.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-121851 BDCAZ I, LLC	08/29 & 11:00 AM	T1S, R7E, SEC. 16 MARICOPA 165.313	\$62,700,000.00	PERMANENT COMMON SCHOOLS

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
SEPTEMBER 2023**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-122795 QUIKTRIP CORPORATION	09/26 & 11:00 AM	T4N, R2E, SEC. 23 MARICOPA 10.02	\$5,465,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-123239 APEX INVESTMENTS, LLC 16-123019 HAVASU INVESTMENT PARTNERS, LLC	09/28 & 11:00 AM	T13N, R20W, SEC. 16 MOHAVE 86.99 T13N, R20W, SECS. 16,20,21 MOHAVE 78.16	\$7,400,000.00	FED PAT 02-87-0004 A