

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

Thursday, July 8, 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, July 8, 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 June 10, 2021 and June 24, 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 June 28, 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>
August 12, 2021	Pending
September 9, 2021	Pending
October 14, 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



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, July 8th, 2021**

A. CONSENT AGENDA

RIGHTS OF WAY - REAL ESTATE DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-113155 Michael Romero	Arizona Public Service Company (Maricopa County)	Re-location of existing overhead double circuit 69kV/12kV transmission line with 96-count internal use only OPGW
2.	14-121239 Scott Sherwood	Sun Streams 4, LLC (Maricopa County)	Underground 34-kV electric distribution line and underground 48-count fiber optic communication line for internal use only
3.	14-121746 Myles Stevens	Arizona Electric Power Coop. (Cochise County)	Underground 24" water transmission line
4.	16-112562 Michael Romero	Arizona Public Service Company (Maricopa County)	Re-location of overhead double circuit 500/230kV electric transmission line with an overhead 96-count fiber optic wire (OPGW) for internal use only
5.	16-121434 Scott Sherwood	Prema Design-Build LLC (Maricopa County)	Public road
6.	16-122114 Amber Troidl	San Carlos Irrigation and Drainage District (Pinal County)	Canal

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>
7.	03-000828 Diana Faude	Yavapai County (Yavapai County)	Solid Waste Compactor Station

Amendments

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
	NONE		

BOARD

Thursday, July 8th, 2021

Page 2 of 2

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)

04-MINERAL
 21-WATER
 53-LAND

**RESULTS / ARCHIVE PAGE
 JUNE 2021**

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-121350	06/02	T1N, R3E, SEC. 1; T1N, R4E, SEC. 6 MARICOPA 9.680	\$6,700,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$7,800,000.00	SUNBELT SKYWAY 202 L.P. & 12	10% DOWN, BALANCE DUE IN 30 DAYS
16-121488	06/02	T5N, R2E, SEC. 23 MARICOPA 0.565	\$121,770.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$121,770.00	LENNAR ARIZONA, INC. & 1	
53-121947	BID SUBMISSION DATE 06/02	T4N, R4E, SEC. 20 MARICOPA 104.90	\$10,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	1 BID PACKAGE SUBMITTED; AUCTION DATE IS 06/09/2021		
16-121504	06/03	T2S, R8E, SEC. 6 PINAL 2.304	\$101,376.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$101,376.00	TOWN OF QUEEN CREEK & 1	

53-121529	06/07	T1S, R2E, SEC. 36 MARICOPA 373.48	\$105,000,000.00	PERMANENT COMMON SCHOOLS	\$175,500,000.00	RESERVE 100, LLC & 328	10% DOWN, SIMPLE INTEREST AT A FIXED RATE OF 6.50%, 6-YEAR TERM
53-121947	06/09	T4N, R4E, SEC. 20 MARICOPA 104.90	\$10,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$10,250,000.00	CN ASSOCIATES A, LLC & 1	25% DOWN, BALANCE DUE IN 30 DAYS
53-121917	06/10	T2N, R2W, SECS. 27& 34 MARICOPA 1,099.06	\$127,708,000.00	PENITENTIARY LAND FUND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION POSTPONED TO 07/15/2021		
53-121916; 16-121920; 16-121921; 16-121922	06/10	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)	AUCTION POSTPONED TO 07/15/2021		

03-120041	06/23	T1S, R5W, SECS. 18, 19, 20, 29, 30 & 31 MARICOPA 1,687.51	\$14,300,000.00	AGRICULTURE AND MECHANICAL COLLEGE; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$14,300,000.00	SUN STREAMS 4, LLC & 1	30-YEAR SOLAR LEASE
-----------	-------	---	-----------------	---	-----------------	-------------------------------------	---------------------------

PUBLIC AUCTIONS BEING ADVERTISED

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

04-MINERAL
 21-WATER
 53-LAND

**AUCTION CALENDAR
 JULY 2021**

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
04-121205 FCI HOLDINGS, LLC	07/01 11:00 A.M.	T7N, R2E, SECS. 11 & 12 MARICOPA 79.96	\$0.85 PER TON 115,000 MINIMUM ANNUAL TONNAGE	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); UNIVERSITY
53-121917 PER COMMISSIONER'S INITIATIVE	07/15 9:00 A.M.	T2N, R2W, SECS. 27 & 34 MARICOPA 1,099.06	\$10,279.66 RENT \$127,708,000.00	PENITENTIARY LAND FUND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-121916; 16-121920; 16-121921; 16-121922 PER COMMISSIONER'S INITIATIVE	07/15 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)

53-119699 PULTE HOME COMPANY, LLC	07/21 11:00 A.M.	T15S, R15E, SEC. 23 PIMA 184.53	\$14,500,000.00	UNIVERSITY
53-121224 ELECTRICAL DISTRICT NO. 3 OF PINAL COUNTY	07/27 11:00 A.M.	T4S, R3E, SEC. 36 PINAL 6.349	\$257,000.00	PERMANENT COMMON SCHOOLS

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

PUBLIC AUCTIONS BEING ADVERTISED

04-MINERAL
 21-WATER
 53-LAND

**AUCTION CALENDAR
 AUGUST 2021**

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
03-118531 INVENERGY SOLAR DEVELOPMENT LLC	08/04 1:30 P.M.	T9S, R21W, SECS. 20 & 21 YUMA 654.66	\$7,220,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-116655 TOWN OF PRESCOTT VALLEY	08/11 11:00 A.M.	T14N, R1W, SEC. 16 YAVAPAI 1.82	\$19,597.00	PERMANENT COMMON SCHOOLS
16-121834 CITY OF APACHE JUNCTION	08/12 11:00 A.M.	T1N, R8E, SEC. 16; PINAL 1.368	\$121,622.00	PERMANENT COMMON SCHOOLS
16-121910 CITY OF APACHE JUNCTION	08/12 11:00 A.M.	T1N, R8E, SECS. 10 & 16 PINAL 3.58	\$230,373.00	PERMANENT COMMON SCHOOLS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

53-121010 ACCELERATED DEVELOPMENT SERVICES, LLC	08/18 11:00 A.M.	T1N, R7E, SEC. 36 MARJCOPA 64.559	\$10,545,000.00	PERMANENT COMMON SCHOOLS
---	-------------------------	---	-----------------	-----------------------------

PUBLIC AUCTIONS BEING ADVERTISED

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

04-MINERAL
21-WATER
53-LAND

**AUCTION CALENDAR
SEPTEMBER 2021**

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-121749 KEVIN F. KINGHORN	09/02 11:00 A.M.	T13S, R14E, SEC. 9 1.00 PIMA	\$180,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)