

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

Thursday, June 10, 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, June 10, 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 RESTRICTIONS 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 1-470-705-4149 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 May 13, 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/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 Clerk's office after June 1, 2021 or at least twenty-four (24) hours prior to the scheduled meeting.

V. BOARD APPEALS

None

VI. OTHER BUSINES

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
July 8, 2021	Pending
August 12, 2021	Pending
September 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



Trinity Petberg, Clerk to the Board
1616 West Adams Street, Room 152
Phoenix, AZ 85007
Telephone: 602-542-2505

**BOARD OF APPEALS
IV. AGENDA
Thursday, June 10th, 2021**

A. CONSENT AGENDA

RIGHTS OF WAY - REAL ESTATE DIVISION

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-111275 Michael Romero	Arizona Public Service Company (Maricopa County)	Electric substation; Underground 230kV electric transmission line
2.	14-114439 Amber Troidl	Sonoran Solar Energy, LLC (Maricopa County)	Change: Construction due date in additional conditions paragraph 2.2.1
3.	14-120862 Scott Sherwood	Chirreon Energy, LLC (Pinal County)	Add: Additional conditions regarding Assignment of Mortgage
4.	14-121602 Michael Romero	Central Arizona Irrigation and Drainage District (Pinal County)	Operation and maintenance of existing canals and ditches
5.	16-103534 Scott Sherwood	City of Scottsdale (Maricopa County)	New ROW area: Underground 8" water distribution line; Add underground utilities
6.	16-116277 Jim Claeyes	Cowley Management LLC. (Pinal County)	Change date in ROW Add: Conditions for road construction and assignment of ROW to Pinal County
7.	16-121790 Scott Sherwood	City of Scottsdale (Maricopa County)	Public road with underground utilities

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>
8.	03-081680 Joe Charles	Arizona Department of Public Safety (Cochise County)	District Headquarters
9.	03-098157 Diana Faude	Arizona State Parks & Trails (Santa Cruz County)	State Park (Lake Patagonia)
10.	03-105732 Diana Faude	Cellco Partnership dba Verizon Wireless f/k/a Mohave Cellular LTD (Mohave County)	A wireless communication site

BOARD

Thursday, June 10th, 2021

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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>
11.	53-120252 Ray Moore	D.R. Horton, Inc. (Maricopa County)	Cave Creek Road ½ mile south of Jomax Road
12.	53-121306 Ray Moore	D.R. Horton, Inc. (Maricopa County)	Desert Peak Parkway ½ mile west of Cave Creek Road, 1 mile north of Deer Valley Road

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

**RESULTS / ARCHIVE PAGE
 MAY 2021**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-121917	05/19	T2N, R2W, SECS. 27& 34 MARICOPA 1,099.06	\$127,708,000.00	PENITENTIARY LAND FUND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION POSTPONED TO 06/10/2021		
53-121916; 16-121920; 16-121921; 16-121922	05/19	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 06/10/2021		
03-120685	05/20	T10S, R13E, SEC. 36 PINAL 99.09	\$700,000.00	PERMANENT COMMON SCHOOLS	\$700,000.00	CHIRREON ENERGY, LLC & 1	30-YEAR SOLAR LEASE

16-112195	05/20	T10S, R13E, SEC. 36 PINAL 2.26	\$15,662.00	PERMANENT COMMON SCHOOLS	\$700,000.00	CHIRREON ENERGY, LLC & 1	
16-121778	05/24	T1S, R2E, SEC. 36 MARICOPA 3.23	\$2,400.00	PERMANENT COMMON SCHOOLS	\$2,400.00	ARIZONA DEPARTMENT OF TRANSPORTATION & 1	
16-120751	05/25	T11S, R24W, SEC. 6; T11S, R24W, SEC. 7; T11S, R25W, SEC. 1; T11S, R25W, SEC. 12 YUMA 16.119	\$606,381.00	MINERS HOSPITAL FOR DISABLED MINERS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); UNIVERSITY; UNIVERSITY OF ARIZONA (ACT OF 2/18/1881)	\$606,381.00	CITY OF SAN LUIS & 1	
53-121529	05/26	T1S, R2E, SEC. 36 MARICOPA 373.48	\$105,000,000.00	PERMANENT COMMON SCHOOLS	AUCTION POSTPONED TO 06/07/2021		

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
 JUNE 2021**

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-121350 PER COMMISSIONER'S INITIATIVE	06/02 11:00 A.M.	T1N, R3E, SEC. 1; T1N, R4E, SEC. 6 MARICOPA 9.680	\$6,700,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-121488 LENNAR ARIZONA, INC.	06/02 11:00 A.M.	T5N, R2E, SEC. 23 MARICOPA 0.565	\$121,770.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-121947 PER COMMISSIONER'S INITIATIVE	BID SUBMISSION DATE 06/02 1:00 P.M.	T4N, R4E, SEC. 20 MARICOPA 104.90	\$10,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-121504 TOWN OF QUEEN CREEK	06/03 11:00 A.M.	T2S, R8E, SEC. 6 PINAL 2.304	\$101,376.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

<p>53-121529 PER COMMISSIONER'S INITIATIVE</p>	<p>06/07 11:00 A.M.</p>	<p>T1S, R2E, SEC. 36 MARICOPA 373.48</p>	<p>\$105,000,000.00</p>	<p>PERMANENT COMMON SCHOOLS</p>
<p>53-121917 PER COMMISSIONER'S INITIATIVE</p>	<p>06/10 9:00 A.M.</p>	<p>T2N, R2W, SECS. 27& 34 MARICOPA 1,099.06</p>	<p>\$127,708,000.00</p>	<p>PENITENTIARY LAND FUND; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)</p>
<p>53-121916; 16-121920; 16-121921; 16-121922 PER COMMISSIONER'S INITIATIVE</p>	<p>06/10 2:00 P.M.</p>	<p>T1S, R8E, SEC. 31; T2S, R8E, SEC. 6; PINAL 914.78; 12.14; 13.35; 6.60</p>	<p>\$86,130,000.00</p>	<p>PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)</p>
<p>03-120041 FIRST SOLAR DEVELOPMENT, LLC</p>	<p>06/23 11:00 A.M.</p>	<p>T1S, R5W, SECS. 18, 19, 20, 29, 30 & 31 MARICOPA 1,687.51</p>	<p>\$14,300,000.00</p>	<p>AGRICULTURE AND MECHANICAL COLLEGE; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)</p>

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
JULY 2021**

04-MINERAL
21-WATER
53-LAND

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 \$10,279.66 RENT	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); UNIVERSITY
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

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
AUGUST 2021**

04-MINERAL
21-WATER
53-LAND

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