

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

Thursday, June 13, 2024

**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, June 13, 2024, 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. Members of the public, attending in person, may enter the meeting room at 8:45 a.m., on the day of the meeting.

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 the May 9, 2024 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 at least twenty-four (24) hours prior to the scheduled meeting.

V. BOARD APPEALS

- A. Today’s Appeals

None

- B. Scheduled 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 10, 2024

VI. OTHER BUSINESS

- A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
July 11, 2024	Pending
August 8, 2024	Pending
September 12, 2024	Pending

VII. EXECUTIVE SESSION

Upon a vote of the majority of a quorum, the Board may go into Executive Session, which will not be open to the public, for discussion or consultation for legal advice with the Board’s attorney(s) pursuant to A.R.S. § 38-431.03(A)(3) or for discussion or consultation with the Board’s attorney(s) to consider its position and instruct its attorney(s) regarding pending or contemplated litigation pursuant to A.R.S. § 38-431.03(A)(4).

VIII. BOARD ADJOURNS

STATE LAND DEPARTMENT
BOARD OF APPEALS



Nina Monahan, Clerk to the Board
1110 West Washington Street, Suite #160
Phoenix, AZ 85007
Telephone: 602-542-2674

**BOARD OF APPEALS
IV. AGENDA
Thursday, June 13, 2024**

A. CONSENT AGENDA

RIGHTS OF WAY – REAL ESTATE DIVISION

Application #		Applicant and County	Purpose
1.	14-094036 Amber Troidl	Salt River Project, AI&PD (Pinal County)	Overhead and underground 12kV electric distribution lines
2.	14-108506 Amber Troidl	SFPP, Limited Partnership (Pinal County)	Underground 12” gas transmission pipelines
3.	14-123885 Myles Stevens	Sun Pond, LLC (Maricopa County)	Access road, underground 35kV electric distribution line, 6” or less water distribution line
4.	16-124407 Michael Romero	Pima County (Pima County)	Underground 8” sewer line
5.	16-124566 Amber Troidl	City of Peoria (Maricopa County)	Public roads with underground utilities

B. COMMERCIAL LEASES – REAL ESTATE DIVISION – Long Term (for periods longer than 10 years)

Urban Planning Projects

Application #		Applicant and County	Purpose
	NONE		

Other

Application #		Applicant and County	Purpose
	NONE		

C. LAND SALES – REAL ESTATE DIVISION

Urban Planning Projects

Application #		Applicant and County	Purpose
	NONE		

Other

Application #		Applicant and County	Purpose
6.	53-122419 Diana Faude	Arthur Jeffs (Mohave County)	Sale – AZ-389 between Uzona Ave and Township Ave, Colorado City

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7.	53-124541 Joe Charles	S3 Group, LLC (Mohave County)	Sale – NWC of Bullhead Pkwy and Hwy 95
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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
JUNE 2024**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-122456 SQUARE PEG DEVELOPMENT, LLC	6/3/24 & 11:00 AM	T21N, R7E, SEC. 19 & 30 COCONINO 521.60	\$11,378,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-123789; 16-124056; 30-124601 101 & SCOTTSDALE, LLC	6/4/24 & 11:00 AM	T4N, R4E, SEC. 27; T4N, R4E, SECS. 15 & 22 MARICOPA 99.527	\$24,500,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-123031 GOLD BOND BUILDING PRODUCTS, LLC	6/6/24 & 11:00 AM	T6S, R16E, SEC. 33 and 34; T7S, R16E, SEC. 3 PINAL 408.22	\$551,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-123981 D. R. HORTON, INC.	6/6/24 & 12:00 PM	T3S, R8E, SEC. 28	\$18,395,000.00	MINERS HOSPITAL FOR DISABLED MINERS

53-124170 CITY OF SAN LUIS	6/11/2024 & 11:00 AM	T11S, R25W, SEC. 1 YUMA COUNTY 19.80	\$1,070,000.00	MINERS HOSPITAL FOR DISABLED MINERS; PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS); UNIVERSITY; UNIVERSITY OF ARIZONA
53-123948 MTM DEVELOPERS, LLC	6/13/2024 & 11:00 AM	T4N, R2E, SEC. 11 MARICOPA 8.09	\$2,940,000.00	PENITENTIARY LAND FUND
53-123981 D. R. HORTON, INC.	6/25/2024 & 11:00 AM	T3S, R8E, SEC. 28 PINAL 324.209	\$18,395,000.00	MINERS HOSPITAL FOR DISABLED MINERS
53-122834 ZT 56 TH STREET AT 101 NW, LLC	6/26/2024 & 11:00 AM	T4N, R4E, SECS. 20, 29 MARICOPA 54.135	\$6,616,365.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-124365 MIRACLE DEVELOPMENT, LLC	6/27/2024 & 11:00 AM	T4N, R4E, SEC. 27 MARICOPA 110.06	\$68,500,000.00	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
JULY 2024-2025

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
03-122707 SUN POND, LLC	7/11/2024 & 11:00 AM	T1N, R5W, SECS. 31, 36 MARICOPA 601.18	\$8,270,000.00	PERMANENT COMMON SCHOOLS 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
AUGUST 2024**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-121380 BARNEY PROPERTIES I LLC	8/14/24 & 12:00 PM	T17S, R20E, SEC 12 COCHISE 6.68	\$36,000	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTION)