

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

Thursday, February 13, 2025

**Location: Arizona State Land Department
1110 W. Washington Street
5th Floor, Room 5091
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, February 13, 2025, at 9:00 a.m. at the Arizona State Land Department, 1110 West Washington Street, 5th Floor, Room 5091, 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 1-402-799-1585 followed by the meeting pin- 663 569 545# or virtually, by video conferencing by typing in the following link: meet.google.com/bex-ttmb-uim. 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 January 9, 2025 Regular Session 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) *

IV. RIGHTS OF WAY

Review and discussion of rights of way appraisals (See attached)*

V. COMMERCIAL LEASING AND SALES

Review, discussion, & possible action regarding the following:

A. Commercial Leases-Long Term-for periods longer than 10 years (See attached) *

B. Land Sales (See attached) *

* Please note: The attachment with a detailed listing of agenda items III, IV, & V will be available in the Board Clerk's office at least twenty-four (24) hours prior to the scheduled meeting.

VI. 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 scheduled to be heard on March 13, 2025

VII. LITIGATION

Update, discussion, and potential action regarding (1) *Farmers Investment Co., et al. v. Arizona State Land Department Board of Appeals, et al.*, CV2024-001259 and (2) *Farmers Investment Co.; Save the Scenic Santa Ritas Association v. Arizona State Land Department Board of Appeals, et.al.*, LC2024-000385-001.

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. OTHER BUSINESS

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
March 13, 2025	Phoenix
April 10, 2025	Pending
May 8, 2025	Pending

IX. 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
Thursday, February 13, 2025

IV. RIGHTS OF WAY

Application #		Applicant and County	Location
1.	14-125136-00-100 Taylor Suiter	Salt River Project Agricultural Improvement and Power District (Pinal County)	T1N, R8E, S16 (along north of Superstition Blvd. between Idaho Rd and Tomahawk Rd., Apache Junction)
2.	16-124770-00-100 Myles Stevens	City of Prescott (Yavapai County)	T15N, R2W, S26 & 34 (Jenna Lane – Approximately 1 mile west of the Prescott Regional Airport and 1 mile north of Pioneer Pkwy)
3.	65-000051-00-100 Amber Troidl	US Bureau of Reclamation (Pima County)	T11S; 12S, R10E; 11E, 13 sections (West of I-10, near the city of Marana, Pima County)

V., A. COMMERCIAL LEASES Long Term (for periods longer than 10 years)

Urban Planning Projects

Application #		Applicant and County	Location
	NONE		

Other

Application #		Applicant and County	Location
4.	03-120275-99-100 Ray Moore	Hashknife Energy Center II, LLC (Navajo County)	T18N, R18E, S36 (3 miles southwest of Joseph City, 2.5 miles south of I-40)

V., B. LAND SALES

Urban Planning Projects

Application #		Applicant and County	Location
	NONE		

Other

Application #		Applicant and County	Location
5.	53-122225-00-100 Frank Fletez	Robson Ranch Quail Creek LLC (Pima County)	T17S, R14E, S31 (along the south line of Section 31, about 0.94 miles east of Old Nogales Hwy)

6.	53-123616-00-100 Frank Fletez	Greenlee County (Greenlee County)	T5S, R30E, S14 & 15 (off skyline-view rd, about 1.5 miles northeast of Hwy 191, about 5 miles southeast of Clifton)
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03-COMMERCIAL-LONG TERM LEASE
14-RIGHT-OF-WAY (LONG TERM)
16-RIGHT-OF-WAY (PERPETUAL)

**RESULTS / ARCHIVE PAGE
JANUARY 2025**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-124600 CITY OF GOODYEAR	1/15/2025	T2N, R2W, SEC 34 MARICOPA 4.84	\$2,400.00	PENITENTIARY LAND FUND	\$2,400.00	CITY OF GOODYEAR & 1	

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
FEBRUARY 2025**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
16-124758 CITY OF SURPRISE	2/12/25 & 11:00AM	T5N, R2W, SEC 36 MARICOPA COUNTY 1.21	\$111,320.00	PERMANENT COMMON SCHOOLS
53-123198 CAPITAL DEVELOPMENT GROUP, LLC	2/19/25 & 11:00AM	T4N, R1E, SEC. 4 MARICOPA COUNTY 72.653	25,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-124432 LENNAR ARIZONA, LLC	2/19/25 & 12:30PM	T5N, R1W, SECS. 13, 24 MARICOPA 194.420	\$26,000,000.00	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
MARCH 2025**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-124541 S3 GROUP, LLC	3/19/25 & 11:00AM	T19N, R22W, SEC. 2 MOHAVE COUNTY & 294.210	\$4,820,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
53-124178 CDR 276, LLC	3/26/25 & 11:00AM	T21N, R7E, SEC. 24 COCONINO COUNTY & 17.230	\$5,340,000.00	UNIVERSITY OF ARIZONA (ACT 2/18/1881)

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR
APRIL 2025**

04-MINERAL
21-WATER
53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY
53-124728 PEDERSON GROUP, INC.	4/10/25 & 11:00 AM	T4N, R1E, SEC17 & 22.14	\$6,150,000.00	STATE CHARITABLE, PENAL & REFORM INSTITUTIONS
53-124500 RAPID WAGS PROPERTIES, LLC	4/10/25 & 12:30 PM	T1N, R7E, SEC36 & 36.444	\$4,460,000.00	PERMANENT COMMON SCHOOLS