

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

Thursday, July 11, 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, July 11, 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 June 13, 2024 Minutes

Approval of the June 25, 2024 Special Meeting Minutes

Approval of the June 25, 2024 Executive Session Minutes (not included in packet)

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>
August 8, 2024	Pending
September 12, 2024	Pending
October 10, 2024	Pending

VII. 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, July 11, 2024**

A. CONSENT AGENDA

RIGHTS OF WAY – REAL ESTATE DIVISION

Application #		Applicant and County	Purpose
1.	14-108459 Myles Stevens	Arizona Public Service Company (Yavapai County)	Overhead double circuit 69kV sub-transmission line with 12kV electric distribution underbuild and OPGW for internal use
2.	16-106290 Amber Troidl	Pinal County (Pinal County)	Public road
3.	16-122460 Amber Troidl	Pinal County (Pinal County)	Public road
4.	16-124609 Michael Romero	City of Tucson (Pima County)	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
5.	53-123084 Bryan Sparks 16-125017 Michael Romero	Mayo Abbott 64, LLC (Maricopa County) Per Commissioner Initiative (Maricopa County)	Sale – SEC of Mayo Blvd and 64 th St ROW – East half of 64 th Street for public road and underground utilities via A.R.S §37-335(N)
6.	53-123198 Frank Fletez	Capital Development Group, LLC (Maricopa County)	Sale – NWC of Happy Valley Rd and 59 th Ave

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

RESULTS / ARCHIVE PAGE
JUNE 2024

04-MINERAL
 21-WATER
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-122456 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)	\$17,500,000.00	LIFESTYLE ASSET MANAGEMENT, LLC & 27	10% DOWN 3-YEAR TERM
53-123789 101 & SCOTTSDALE, LLC	6/4/2024 & 11:00 AM	T4N, R4E, SEC. 27 MARICOPA 99.527	\$28,300,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$28,300,000.00	101 & SCOTTSDALE, LLC	25% DOWN BALANCE DUE IN 30 DAYS
53-123031 GOLD BOND BUILDING PRODUCTS, LLC	6/6/2024 & 11:00 AM	T6S, R16, SEC. 33 T6S, R16E, SEC. 34 T7S, R16E, SEC. 3 PINAL 408.224	\$551,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$551,000.00	GOLD BOND BUILDING PRODUCTS, LLC	25% DOWN BALANCE DUE IN 30 DAYS
53-122665 TURQUOISE VALLEY, LLC	6/6/2024 & 12:00 PM	T6S, R16E, SECS. 33 and 34 T7S, R16E, SEC. 3	\$16,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	AUCTION CANCELED		
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	AUCTION CANCELED	53-123981 D. R. HORTON, INC.	6/6/24 & 12:00 PM

53-124170 CITY OF SAN LUIS	6/11/2024	T11S, R25W, SEC. 1 YUMA 19.80	\$1,070,000.00	MINERS HOSPITAL FOR DISABLED MINERS; PERMANENT COMMON SCHOOL (INDEMNITY SELECTIONS); UNIVERSITY; UNIVERSITY OF ARIZONA	\$1,070,000.00	CITY OF SAN LUIS	25% DOWN BALANCE DUE IN 30 DAYS
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	AUCTION CANCELED		

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	8/29/24 & 12:00 PM	T17S, R20E, SEC 12 COCHISE 6.68	\$36,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTION)