

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

**THURSDAY August 11, 2011**

**Location: Arizona State Land Department  
1616 W. Adams, Room 321  
Phoenix, AZ 85007  
Time: 9:00 a.m.**

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 general public that the Board will hold a meeting open to the public on August 11, 2011, at 9:00 a.m. at the Arizona State Land Department, 1616 W. Adams, Room 321, Phoenix, Arizona 85007.

The agenda for this meeting follows. Any amendments or additions to the agenda will be made available at least 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 Sandy Robinson, ADA Coordinator at (602) 364-0875 to make their needs known. Requests should be made as early as possible to allow time to arrange the accommodation.

**I** Approval of June 9, 2011, Minutes

**II** **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. Update on the Disposition and 5-Year Plan. (May include questions from the Board)
- C. Update on market conditions effecting Land Department sales and leasing strategies (May include questions from the Board)
- D. Land Department Budget Update (May include questions from the Board)
- E. Introduction of new staff members

**III** **REAL ESTATE DIVISION**

Review, discussion, & possible legal action regarding the following:

- A. Rights of Way on Consent Agenda (see attached)\*
- B. Commercial Leases on Consent Agenda-Short Term-for periods 10 years or less (See attached)\*
- C. Commercial Leases-Long Term-for periods longer than 10 years (See attached)\*
- D. 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's office after July 26, 2011, or at least 24 hours prior to the scheduled meeting.

**IV** **BOARD APPEALS**

The Board will conduct a formal hearing under A.R.S. § 37-215. The Board will receive testimony and evidence, and hear oral argument from the parties. The Board may affirm, reverse or modify the decision on appeal. The Board may continue the hearing upon request of the parties or upon its own motion.

## **WITHDRAWALS**

1. A.B. 1222      City of Maricopa  
Right of Way Application No. 16-114742  
Appeal of Appraisal

*On July 19, 2011, the appellant, Brad Hinton, on behalf of City of Maricopa, submitted a letter requesting to withdraw their appeal.*

*On July 20, 2011, Board Chair signed the Decision & Order, dismissing A.B. Docket No. 1222.*

2. A.B. 1223      City of Sierra Vista  
Application to Purchase No. 53-113957  
Appeal of Appraisal

*On July 22, 2011, the Department received a Request to Withdraw Current Appeal of Valuation from the appellant D. Michael Clawson, on behalf of the City of Sierra Vista.*

*On July 25, 2011, Board Chair signed the Decision & Order, dismissing A.B. Docket No. 1223.*

## **V OTHER BUSINESS**

### A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
September 15, 2011	Phoenix
October 13, 2011	Pending
December 8, 2011	Pending

The February meeting date needs to be set. The second Thursday in February is the 9<sup>th</sup>.

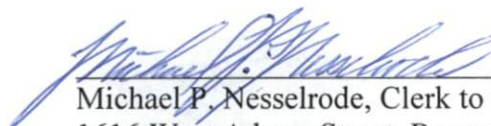
### B. Schedule of Pending Appeals: None

## **VI 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).

## **VII BOARD ADJOURNS**

STATE LAND DEPARTMENT  
BOARD OF APPEALS



Michael P. Nesselrode, Clerk to the Board  
1616 West Adams Street, Room 153  
Phoenix, AZ 85007  
Telephone: 602-542-2505 - FAX: 602-542-2508

**BOARD  
REAL ESTATE DIVISION AGENDA  
THURSDAY, August 11, 2011**

**A. RIGHTS OF WAY ON CONSENT AGENDA**

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-113201 JG	UNS Electric, Inc. (Mohave County)	Overhead 69Kv electric sub-transmission line w/24 paired fiber optic line for internal use only
2.	14-114394 JG	Mohave Electric Cooperative, Inc. (Mohave County)	Double circuit 69 KV overhead electric lines
3.	14-114951 SR	Flood Control District of Maricopa County (Maricopa County)	Flood control structure
4.	14-115043 JG	Mineral Park, Inc. (Mohave County)	Up to one 26" underground well water line and up to one underground 8" natural gas line
5.	16-114742 GN	City of Maricopa (Pinal County)	Public road

**B. COMMERCIAL LEASES ON CONSENT AGENDA – 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>
6.	03-828 DB	Yavapai County (Yavapai County)	Solid waste compactor station
7.	03-98879 AO	Crown Atlantic Company LLC (Maricopa County)	A wireless telecommunications facility

*Amendments*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
8.	03-112770 SBK	Verizon Wireless (VAW) LLC dba Verizon Wireless (Cochise County)	A wireless telecommunications facility

**C. COMMERCIAL LEASES – 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		

**D. LAND SALES**

*Urban Planning Projects*

	<u>Application #</u>	<u>Applicant and County</u>	
	None		

*Other*

	<u>Application #</u>	<u>Applicant and County</u>	
09.	53-115487 MM	City of Phoenix (Maricopa County)	

10.	53-115494 MM	City of Phoenix (Maricopa County)	
11.	53-115505 MM	City of Scottsdale (Maricopa County)	
12.	53-115506 MM	City of Scottsdale (Maricopa County)	

PUBLIC AUCTIONS BEING ADVERTISED

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

**AUCTION CALENDAR  
 AUGUST 2011**

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
53-113948	08/02  11:00 A.M.	T15S, R13E, SEC. 4  PIMA  18.04	\$225,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-114400	08/03  10:30 A.M.	T17S, R19E, SEC. 14  COCHISE  4.82	\$9,554.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-112887	08/09  &  10:00 A.M.	T3S, R10E SECS. 1, 2, 3, 4, 5, 8 & 9  PINAL  47.80	\$94,549.00	PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS), LEGISLATIVE, EXECUTIVE AND JUDICIAL BUILDINGS PENITENTIARY LAND FUND
04-113497	08/23  11:00 A.M.	T12S, R11E, SEC. 32  PIMA  20.00	\$1,350.00  &  \$4,800.00	PERMANENT COMMON SCHOOLS
16-114471	08/30  10:00 A.M.	T4N R1W, SEC. 17  MARICOPA  1.14	\$8,893.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-114816	08/30  10:30 A.M.	T6N, R2E, SEC. 34  MARICOPA  3.91	\$17,240.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
16-114853	08/30  11:00 A.M.	T5N, R1E, SECS. 22 & 28  MARICOPA  53.89	\$1,871,413.00	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  
 SEPTEMBER 2011**

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE & TIME	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1ST YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY
16-111093	09/07  10:00 A.M.	T16S, R16E, SEC. 5  PIMA  1.79	\$14,889.00	STATE CHARITABLE, PENAL & REFORM INSTITUTE
16-113601	09/07  10:30 A.M.	T11S, R11E, SEC. 14  PIMA  13.08	\$33,668.00	COUNTY BOND
16-114369	09/07  11:00 A.M.	T15S, R11E, SECS. 16 & 21  PIMA  3.18	\$17,808.00	PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

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

RESULTS / ARCHIVE PAGE  
 JUNE 2011

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
53-114459	06/21	T4N, R5E, SEC. 32  MARICOPA  20.64	\$3,495,000.00	PERMANENT COMMON SCHOOLS	\$3,495,000.00	BYXBEE DEVELOPMENT PARTNERS, L.L.C.  & 1	25% DOWN, 5.22775% ADJUSTABLE INTEREST RATE, 25 YR AMORITIZED, 7 YEAR CALL
16-100052	06/29	T19N, R22W, SEC.2  MOHAVE  9.08	\$2,400.00	PERMANENT COMMON SCHOOLS	\$2,400.00	CITY OF BULLHEAD CITY  & 1	
16-114383	06/29	T14N, R20W, SEC. 8  MOHAVE  1.74	\$34,452.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$34,452.00	MOHAVE COUNTY FLOOD CONTROL DISTRICT  & 1	
53-114459	06/21	T4N, R5E, SEC. 32  MARICOPA  20.64	\$3,495,000.00	PERMANENT COMMON SCHOOLS	\$3,495,000.00	BYXBEE DEVELOPMENT PARTNERS, L.L.C.  & 1	25% DOWN, 5.22775% ADJUSTABLE INTEREST RATE, 25 YR AMORITIZED, 7 YEAR CALL
16-100052	06/29	T19N, R22W, SEC.2  MOHAVE  9.08	\$2,400.00	PERMANENT COMMON SCHOOLS	\$2,400.00	CITY OF BULLHEAD CITY  & 1	

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

RESULTS / ARCHIVE PAGE  
 JULY 2011

04-MINERAL  
 21-WATER  
 53-LAND

APP. NO.	AUCTION DATE	LOCATION, COUNTY & ACREAGE +/-	APPRAISED VALUE & 1 <sup>ST</sup> YEAR'S RENT OR ROYALTY (03, 04, 21 ONLY)	BENEFICIARY	TOTAL SELLING PRICE	SUCCESSFUL BIDDER & # OF BIDS	TERMS
16-112887	07/06 & 10:00 A.M.	T3S, R10E SEC(S) 1-5; SEC(S) 8 & 9  PINAL  47.80	\$94,549.00	PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS), LEGISLATIVE, EXECUTIVE AND JUDICAL BUILDINGS PENITENTIARY LAND FUND		AUCTION POSTPONED TO 08/09/2011	
16-111147	07/19 & 10:00 A.M.	T4N, R4E, SEC(S) 8 & 17  MARICOPA  4.96	\$2,400.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTION)	\$2,400.00	CITY OF PHOENIX  & 1	
16-109475	07/20 & 10:30 A.M.	T15S, R15E, SEC 36  PIMA  0.82	\$79,983.00	PERMANENT COMMON SCHOOLS	\$79,983.00	CITY OF TUCSON  & 1	