

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

**THURSDAY February 9, 2012**

**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 February 9, 2012, 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 January 12, 2012, 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 market conditions effecting Land Department sales and leasing strategies (May include questions from the Board)
- C. Land Department Budget Update (May include questions from the Board)
- D. Introduction of new staff members
- E. Issues affecting Board Members and terms

**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 January 24, 2012, or at least 24 hours prior to the scheduled meeting.

**IV HEARINGS ON APPEAL**

None

**V OTHER BUSINESS**

A. Arrangements for Future Meetings:

<u>Date</u>	<u>Location</u>
April 12, 2012	Pending
June 14, 2012	Pending
August 9, 2012	Pending

B. Schedule of Pending Appeals:

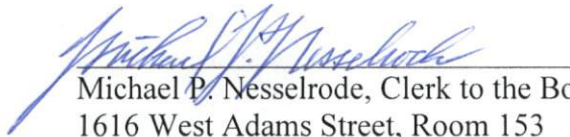
None

**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, February 9, 2012**

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

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
1.	14-108037 SR	Copper Valley Telephone, Inc. (Greenlee)	Underground copper telephone communication line
2.	14-112094 SR	Harris Ranch, LLP (Cochise)	Non-exclusive access road
3.	14-115123 NG	City of Bullhead City (Mohave)	Recreation and public use of Arizona Veteran's Memorial Park
4.	14-115756 SR	Bitter Creek Road Association (Greenlee)	Non-exclusive access road
5.	16-108856 GN	Westcor/Black Canyon Motorplex, LLC (Maricopa)	Public road and underground utilities

**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>
6.	03-115514 DB	GovNET, Inc. (Cochise)	A wireless telecommunication/ microwave relay site
7.	03-115748 DB	The Boeing Company (Pinal)	Flight operations and testing for unmanned and manned aircraft
8.	03-115928 DB	GovNET, Inc. (Pima)	A wireless telecommunication/ microwave relay site

*Renewals*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
9.	03-990 KM	Arizona Soaring, Inc. (Pinal)	Glider training school and support facility directly related to glider usage
10.	03-72850 RM	Cochise County (Cochise)	A wireless telecommunications facility
11.	03-101661 PP	CNH America, LLC (Maricopa)	Office, storage building, shop, grading and berms
12.	66-98494 AO	Federal Bureau of Investigation (Yavapai)	Maintenance and operation of a wireless telecommunication tower and antennae facility

*Amendments*

	<u>Application #</u>	<u>Applicant and County</u>	<u>Purpose</u>
	NONE		

**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>	<u>Purpose</u>
13.	53-113957 GN	City of Sierra Vista (Cochise)	

*Other*

	<u>Application #</u>	<u>Applicant and County</u>	
14.	53-113172 DB	PacWest Real Estate Holdings, Inc. (La Paz)	
15.	53-114486 RM	Mineral Park, Inc. (Mohave)	
16.	53-114430 RM	Redstone Resources Corporation (Yavapai)	
17.	53-113781 RM	Freeport McMoRan Sierrita, Inc. (Pima)	

PUBLIC AUCTIONS BEING ADVERTISED

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

AUCTION CALENDAR  
FEBRUARY 2012

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
NO AUCTIONS				

PUBLIC AUCTIONS BEING ADVERTISED

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

AUCTION CALENDAR  
MARCH 2012

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
03-115986	03/28 1:00 P.M.	T9S, R21W, SECS. 17 & 20 YUMA 396.47	\$2,775,000.00 & \$138,750.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
14-115981	03/28 1:00 P.M.	T9S, R21W, SECS. 16 & 17 YUMA 10.39	\$44,243.00	PERMANENT COMMON SCHOOLS  PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)
03-113632	3/29 10:30 A.M.	T1S, R6W, SEC. 26 MARICOPA 150.15	\$630,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)

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

RESULTS / ARCHIVE PAGE  
 DECEMBER 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
53-115505	12/07	T4N, R5E, SECS. 1, 2 & 12; T5N, R5E, SECS. 24, 25 & 35  MARICOPA  1,937.19	\$41,000,000.00	MINERS HOSPITAL FOR DISABLED MINERS PERMANENT COMMON SCHOOLS PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$41,000,000.00	CITY OF SCOTTSDALE  & 1	10% DOWN, BALANCE DUE IN 30 DAYS
53-115506	12/14	T5N, R5E, SECS. 13, 14, 15, 17, 18, 19, 20, 23, 24 & 30  MARICOPA  2,482.24	\$45,000,000.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$45,000,000.00	CITY OF SCOTTSDALE  & 1	10% DOWN, BALANCE DUE IN 30 DAYS
53-114460	12/22	T18S, R12E, SECS. 28, 29, 30, 32, 33 & 34; T19S, R12E, SECS. 2, 3, 4 & 5  PIMA  4,425.25	\$12,600,000.00	PERMANENT COMMON SCHOOLS  PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)	\$12,600,000.00	CATERPILLAR, INC.	10% DOWN, BALANCE DUE IN 30 DAYS

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

RESULTS / ARCHIVE PAGE  
 JANUARY 2012

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
16-102546	1/11	T16N, R3E, SEC. 36  YAVAPAI  1.50	\$37,125.00	PERMANENT COMMON SCHOOLS			
16-115040	1/25	T5N, R2E & 3E, VARIOUS SECTIONS  MARICOPA  3.59	\$92,263.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)			
16-115532	1/25	T4N, R3E, SEC. 17  MARICOPA  0.14	\$7,006.00	PERMANENT COMMON SCHOOLS (INDEMNITY SELECTIONS)			