

**ARIZONA STATE LAND DEPARTMENT**  
**BOARD OF APPEALS**  
**MINUTES – July 13, 2023**

The regular meeting of the Arizona State Land Department Board of Appeals (the “Board”) was held on Thursday, July 13, 2023 at the Arizona State Land Department (the “Department”), 1110 W. Washington Street, 5<sup>th</sup> floor, Room 321, Phoenix, Arizona. The meeting convened at 9:03 a.m.

**I. CALL TO ORDER**

The following Board Members were present:

Bruce Francis - Chairman (appeared virtually)  
Norman Chappell – Member (appeared virtually)  
Travis Bard – Member (appeared virtually)  
Richard Cole – Member (appeared virtually)

The following Board Member was absent:

Keri Silvyn – Vice Chairwoman

Deanie Reh, Assistant Attorney General, Public Law Section of the Office of the Attorney General, advised the Board virtually.

David Jacobs, Section Chief Counsel, Natural Resources Section of the Office of the Attorney General, advised the State Land Department virtually.

**II. APPROVAL OF MINUTES**

Chairman Francis asked the Board if there were any changes to the Minutes. There were no changes indicated. Chairman Francis entertained a motion to approve the June 8, 2023 Minutes. Mr. Cole made a motion to approve the Minutes and Mr. Bard seconded the motion. Chairman Francis, Mr. Bard, Mr. Chappell, and Mr. Cole all voted to approve the June 8, 2023 Minutes.

**III. REPORT BY LAND DEPARTMENT STAFF**

Report by Land Department Deputy Commissioner Jim Perry regarding total sales for the FY 2022/2023 which totaled \$292,197,544.00. Deputy Commissioner Jim Perry also spoke on past and future land auctions.

**IV. REAL ESTATE DIVISION AGENDA**

The Board approved the following, except where noted otherwise:

Right of Ways – 4  
Commercial Leases – New – None  
Commercial Leases – Renewals – None  
Commercial Leases – Amendments – None  
Commercial Leases – Urban – None  
Commercial Leases – Others – None  
Land Sales – Urban – None  
Land Sales – Other – 1

**A. CONSENT AGENDA**

Mr. Bard made a motion to approve the Consent Agenda items. Mr. Cole seconded the motion. The Motion passed unanimously.

**RIGHTS OF WAY**

Detailed information for the following items may be found in the Addenda section of the Minutes:

Item No. 1: 14-096451 Trico Electric Cooperative, Inc.  
Item No. 2: 14-111212 Transwestern Pipeline Company, LLC  
Item No. 3: 14-118209 Epcor Water Arizona Inc.  
Item No. 4: 16-123335 Yavapai County

**B. COMMERCIAL LEASES - LONG TERM**

**COMMERCIAL LEASES - LONG TERM-URBAN PLANNING PROJECTS**

None

**COMMERCIAL LEASES - LONG TERM – OTHER**

None

**C. LAND SALES**

**LAND SALES – URBAN PLANNING PROJECTS**

None

**LAND SALES SECTION – OTHER**

Item No. 5: 53-122457 & 53-124338 Copper World, Inc (Pima County)

Ray Moore, Land Department, Project Leader II – Real Estate Division, presented Sales Application Nos. 53-122457 & 53-124338 Copper World, Inc. Pima County.

Deputy Commissioner Perry stated these will be presented concurrently since the applicant is the same and the locations are in proximity however each application will need to be voted on separately.

Mr. Bard directed a question to the staff on where we stand with past objections raised by community groups in this area.

Deputy Commissioner Perry stated the Commissioner has evaluated those objections and has decided to move the applications forward to Board as part of standard process to move to sale. Deputy Commissioner Perry also stated the Commissioner has not reviewed a sales notice and it has not been posted for sale. Deputy Commissioner Perry also stated that the staff is bringing the sale back to the Board because it wasn't noticed that the two parcels are in different sections of land and the Department's rules require separate applications for each section of land. An additional application has been accepted for the Sales Application No. 53-124338. Sales Application No. 53-122457 was the original application submitted.

Mr. Bard made a motion to approve Sales Application No. 53-122457. Mr. Cole seconded the motion. The motion passed unanimously.

Mr. Bard made a motion to approve Sales Application No. 53-124338. Mr. Chappell seconded the motion. The motion passed unanimously.

**V. BOARD APPEALS**

None

**VI. OTHER BUSINESS**

A. Arrangements for Future Meetings:

Department staff proposed the following future meeting dates and location to which no Board members objected.

<u>Date</u>	<u>Location</u>
August 10, 2023	Phoenix
September 14, 2023	Pending
October 12, 2023	Pending

B. Schedule of Pending Appeals:

A.B. 1244 - VJP Investments II LLC  
Sales Application No. 53-121841 Havasu Investments Partners LLC  
Valuation of Appraisal and Valuation of Improvements  
*Hearing has been scheduled to be heard on Thursday August 10, 2023*

A.B. 1245 – David Brumit  
Right of Way Application No. 14-122501-00  
Valuation of Appraisal  
*Hearing is scheduled to be heard on Thursday August 10, 2023*

A.B. 1246 - Maricopa Flood Control District of Pinal County  
Right of Way Application No. 18-108053  
Valuation of Appraisal  
*Hearing is scheduled to be heard on Thursday August 10, 2023*

**VII. EXECUTIVE SESSION**

None

**VIII. BOARD ADJOURNS**

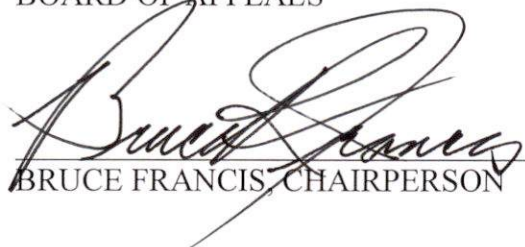
Meeting was adjourned at 9:18 a.m.

Respectfully submitted,



for Trinity Perlberg, Clerk  
Land Board of Appeals

Approved on this 10<sup>th</sup> day of August, 2023  
ARIZONA STATE LAND DEPARTMENT  
BOARD OF APPEALS



BRUCE FRANCIS, CHAIRPERSON

ADDENDA

Includes the following:

1. Recommendation Sheet(s) of Rights of Way(s) approved
2. Recommendation Sheet(s) of Sales Application(s) approved
3. Slide Presentation(s) for Sales Applications Nos. 53-122457 and 53-124338



ARIZONA STATE LAND DEPARTMENT  
RIGHT OF WAY SECTION RECOMMENDATION

APPLICATION NO.: 14-118209-00-101 APPLICANT: Epcor Water Arizona Inc.

NEW: \_\_\_\_\_ RENEWAL: \_\_\_\_\_ AMEND: X

COUNTY: Pinal TWP: 3 South RNG: 8 East SEC: 22

LOCATION: Along E Judd Rd alignment, between UPRR and N Sierra Vista Dr alignment

APPRAISER: Troy D. Glover DATE: May 11, 2023

**Purpose No. 1:** One 30" and one 36" underground gravity sewer transmission line

Legal Description: M&B THRU S2S2SE

Value Per Acre: ..... \$ 35,000.00

Total Acreage: ..... x 1.900

Intensity of Use Factor (including damages, if any): ..... x 80%

Term: 29-years, Remainder of 30-year term Term Factor: ..... x 0.93696

Cost of Right of Way – Purpose No. 1: ..... = \$ 49,846.27

**Purpose No. 2:** N/A

Legal Description: \_\_\_\_\_

Value Per Acre: ..... \$ \_\_\_\_\_

Total Acreage: ..... x \_\_\_\_\_

Intensity of Use Factor (including damages, if any): ..... x \_\_\_\_\_ %

Term: \_\_\_\_\_ Term Factor: ..... x \_\_\_\_\_

Cost of Right of Way – Purpose No. 2: ..... = \$ \_\_\_\_\_

Total Cost of Right of Way ..... = \$ **49,846.00** (r)

Beneficiaries: (015) Hospital-Disabled Miners 2/20/1929

Additional Comments: Adding an additional 1.900 acres for sewer lines connecting to the Copper Basin Wastewater Treatment Facility. ROW will now total 5.196 acres.

Recommendation: Approval of this Right of Way of the subject property under the terms and conditions herein/or attached.

Amber Troidl 06/05/2023  
Amber Troidl, Administrator Date

Ruben Ojeda 6/15/2023  
Ruben Ojeda, Manager – ROW Section Date

James W. Perry 6/15/23  
James W. Perry Date  
Director, Real Estate  
for State Land Commissioner

BOARD OF APPEALS APPROVAL:  
By: [Signature]  
Chairperson, Board of Appeals

Date: JUL 13 2023

ARIZONA STATE LAND DEPARTMENT  
RIGHT OF WAY SECTION RECOMMENDATION

APPLICATION NO.: 16-123335-00-100 APPLICANT: Yavapai County

NEW: X RENEWAL: \_\_\_\_\_ AMEND: \_\_\_\_\_

COUNTY: Yavapai TWP: 13 North RNG: 2 West SEC: 2

LOCATION: Approximately 1/2 mile ease of Overland Trail, outside Prescott city limits

APPRAISER: Richard Rothwell Jr. DATE: February 1, 2023

**Purpose No. 1:** Public Road

Legal Description: M&B THRU NWNWLOT 2

Value Per Acre: ..... \$ 8,500.00

Total Acreage: ..... x 0.260

Intensity of Use Factor (including damages, if any): ..... x 99%

Term: Perpetual Term Factor: ..... x 1.00

Cost of Right of Way – Purpose No. 1: ..... = \$ 2,187.90

**Purpose No. 2:** \_\_\_\_\_

Legal Description: \_\_\_\_\_

Value Per Acre: ..... \$ \_\_\_\_\_

Total Acreage: ..... x \_\_\_\_\_

Intensity of Use Factor (including damages, if any): ..... x \_\_\_\_\_ %

Term: \_\_\_\_\_ Term Factor: ..... x \_\_\_\_\_

Cost of Right of Way – Purpose No. 2: ..... = \$ \_\_\_\_\_

**Total Cost of Right of Way** ..... = \$ **2,400.00** (min)

**Beneficiaries:** (030) Permanent Common Schools

**Additional Comments:** Extend Wells Fargo Rd to provide secondary, emergency access to Social Justice Charitable Foundation APN 112-04-114. The cost of this right of way does not meet the Department minimum, therefore, the Department minimum of \$2,400.00 is used.

**Recommendation:** Approval of this Right of Way of the subject property under the terms and conditions herein/or attached.

Amber Troidl 6/19/2023  
Amber Troidl, Administrator Date

Ruben Ojeda 6/29/2023  
Ruben Ojeda, Manager – ROW Section Date

James W. Perry 6/29/23  
James W. Perry Date  
Director, Real Estate  
for State Land Commissioner

BOARD OF APPEALS APPROVAL:

By: Bruce Jones  
Chairperson, Board of Appeals

Date: JUL 13 2023



**REAL ESTATE DIVISION  
SALES AND COMMERCIAL LEASING SECTION  
PURCHASE RECOMMENDATION**

**APPLICATION NO:** 53-122457-00-100 & 53-124338-00-100

**APPLICANT:** Copper World, Inc.

**ACRES:** 199.61

**COUNTY:** Pima

**TWP:** 17S

**RNG:** 15E

**SEC:** 35

**TWP:** 18S

**RNG:** 15E

**SEC:** 11

**LOCATION:** East side of Canyon Edge Trail alignment, south of Trailblazer Way & north of Santa Rita Road, east of Helvetica Road alignment.

**URBAN PLANNED:** Yes  No

**VALUE PER ACRE:** \$6,000.00

**VALUE OF IMPROVEMENTS:** N/A

**APPRAISED VALUE:** \$1,198,000.00

**MINIMUM BID:** \$1,198,000.00

**BENEFICIARIES:** Fund 31, Common School Indemnity Selection.

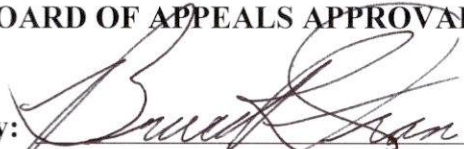
**COMMENTS:** Thomas A. Baker, MAI, SRA State of Arizona Certified General Real Estate Appraiser, valued the property at \$1,198,000.00. The appraisal has been reviewed and it meets Department standards. The State Land Commissioner has approved an appraised land value of \$1,198,000.00.

**RECOMMENDATION:** Approval of this sale of the subject property under the terms and conditions included herein/or attached.

  
Raymond Moore, Administrator


6/27/23  
Date

**BOARD OF APPEALS APPROVAL:**

By:   
Chairman, Board of Appeals  
for the Land Board of Appeals

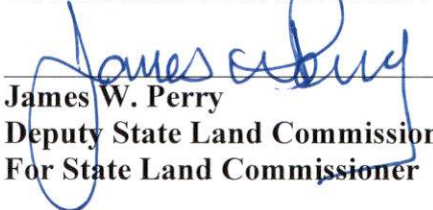
**JUL 13 2023**

Date

  
Ronald C. Moore, Section Manager  
Sales & Commercial Leasing

6-27-23  
Date

**COMMISSIONER'S APPROVAL:**

  
James W. Perry  
Deputy State Land Commissioner  
For State Land Commissioner

6/28/23  
Date

**ATTACHMENTS:** N/A



# Arizona State Land Department

53-122457 & 53-124338

Copper World, Inc.

East side of Canyon Edge Trail alignment,  
south of Trailblazer Way & north of  
Santa Rita Road, east of Helvetica Road  
alignment

199.61 Acres +/-

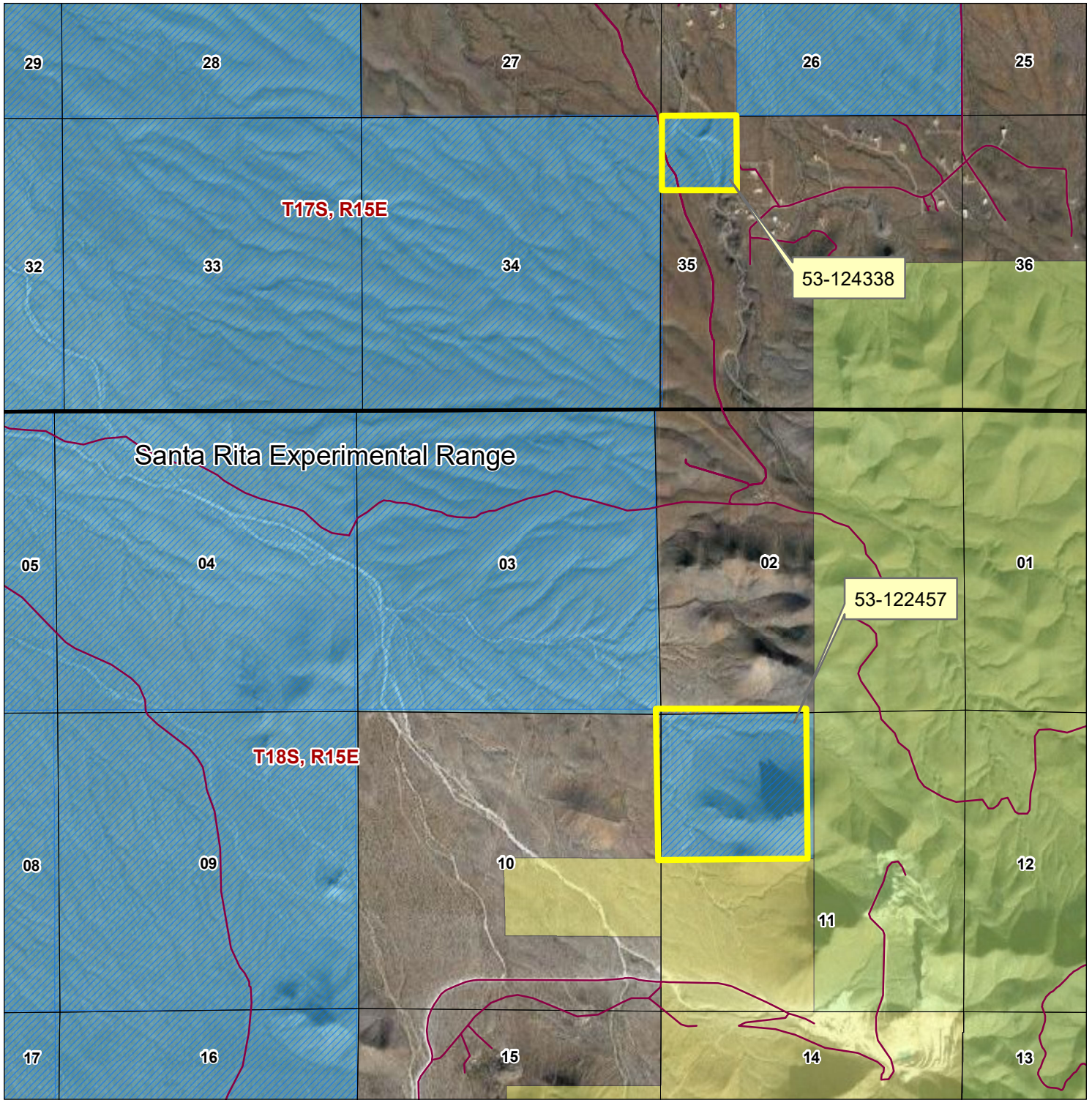
\$1,198,000.00



Arizona State  
Land Department

# Copper World, Inc.

## APPLICATION NOS. 53-122457 & 53-124338



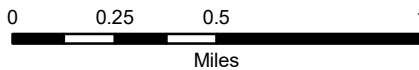
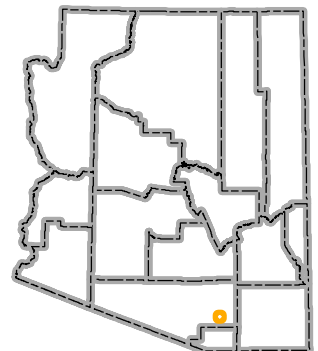
The Arizona State Land Department makes no warranties, implied or expressed, with respect to the information shown on this map.

Map produced by the Arizona State Land Department  
6/28/2023

Administrator: ADMINISTRATOR NAME

### Legend

- |                              |                      |
|------------------------------|----------------------|
| <b>Public Land Ownership</b> | Indian Reservation   |
| <b>CATEGORY</b>              | Military             |
| Private                      | Wildlife Refuge      |
| State Trust                  | Local or State Parks |
| BLM                          | Other                |
| Forest Service               | Natl. Parks          |





End of Our Presentation



Arizona State  
Land Department