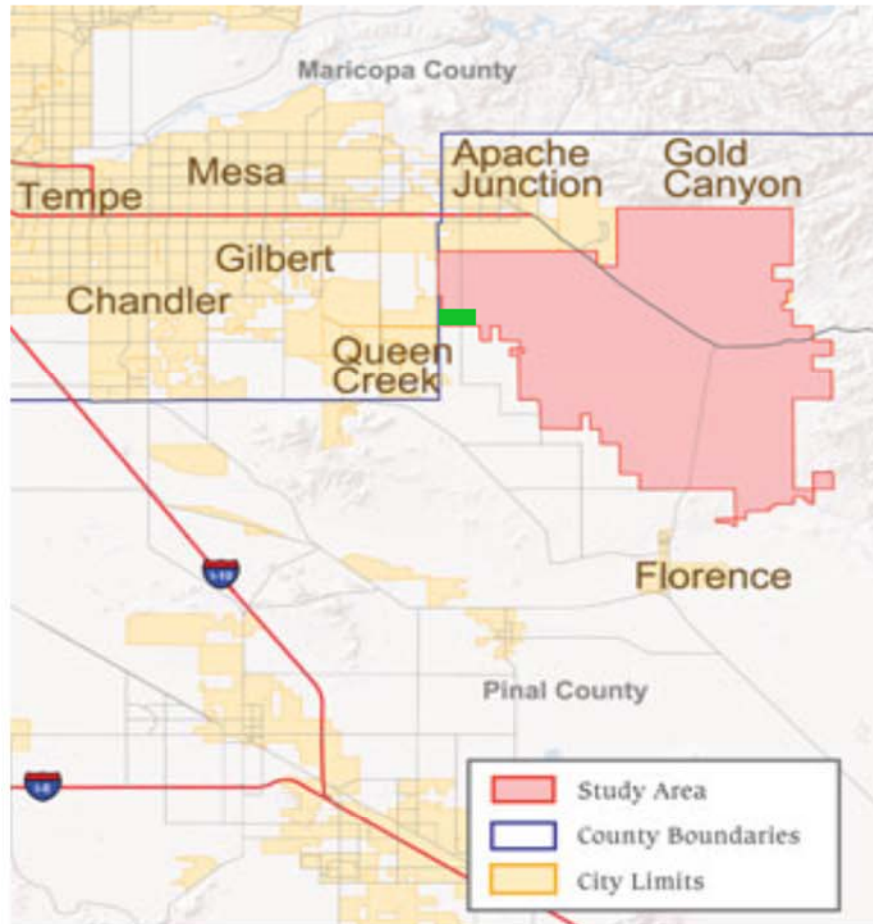


TOWN OF
QUEEN CREEK
ARIZONA

Annexation of State Land

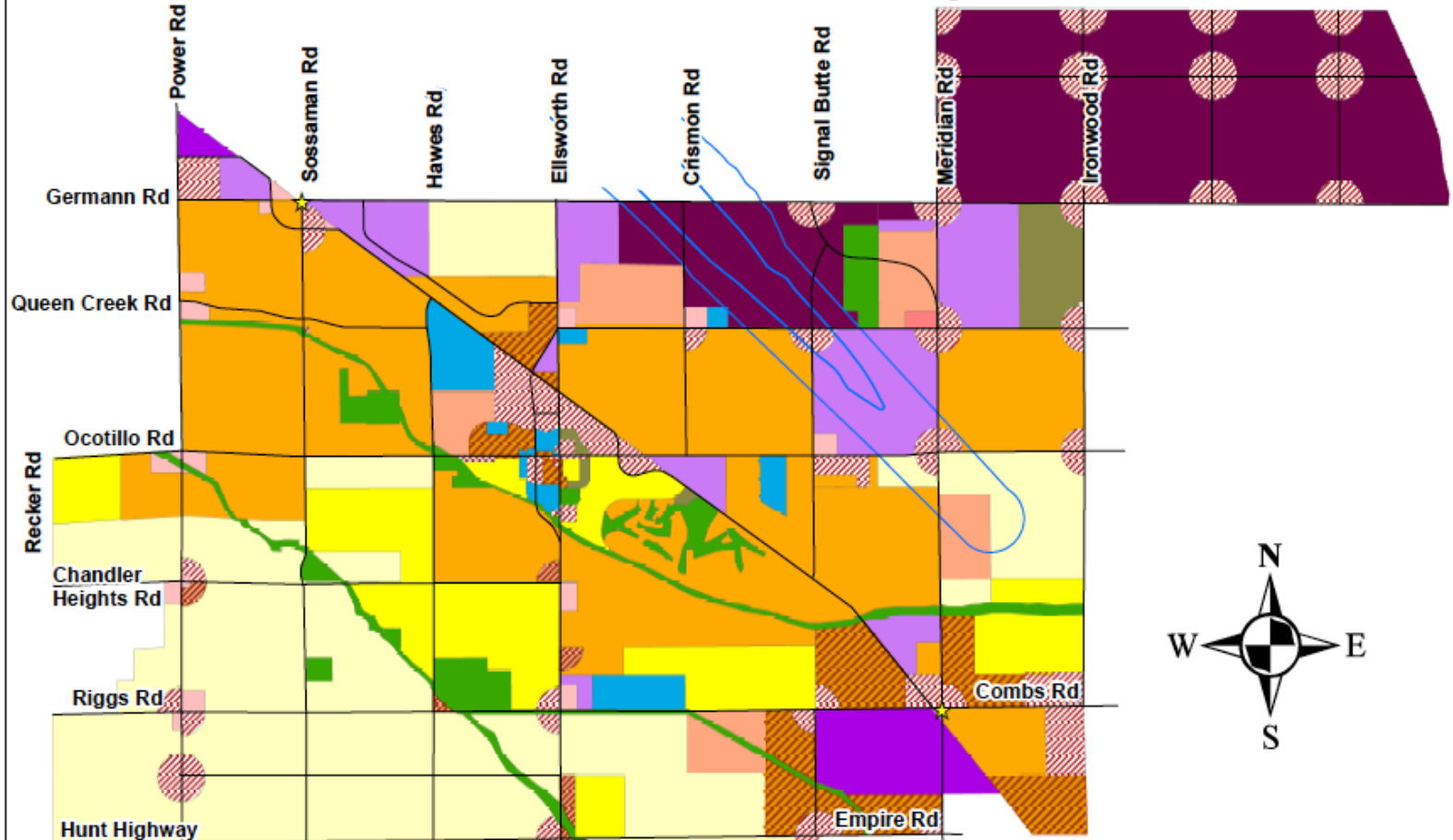
November 20, 2013

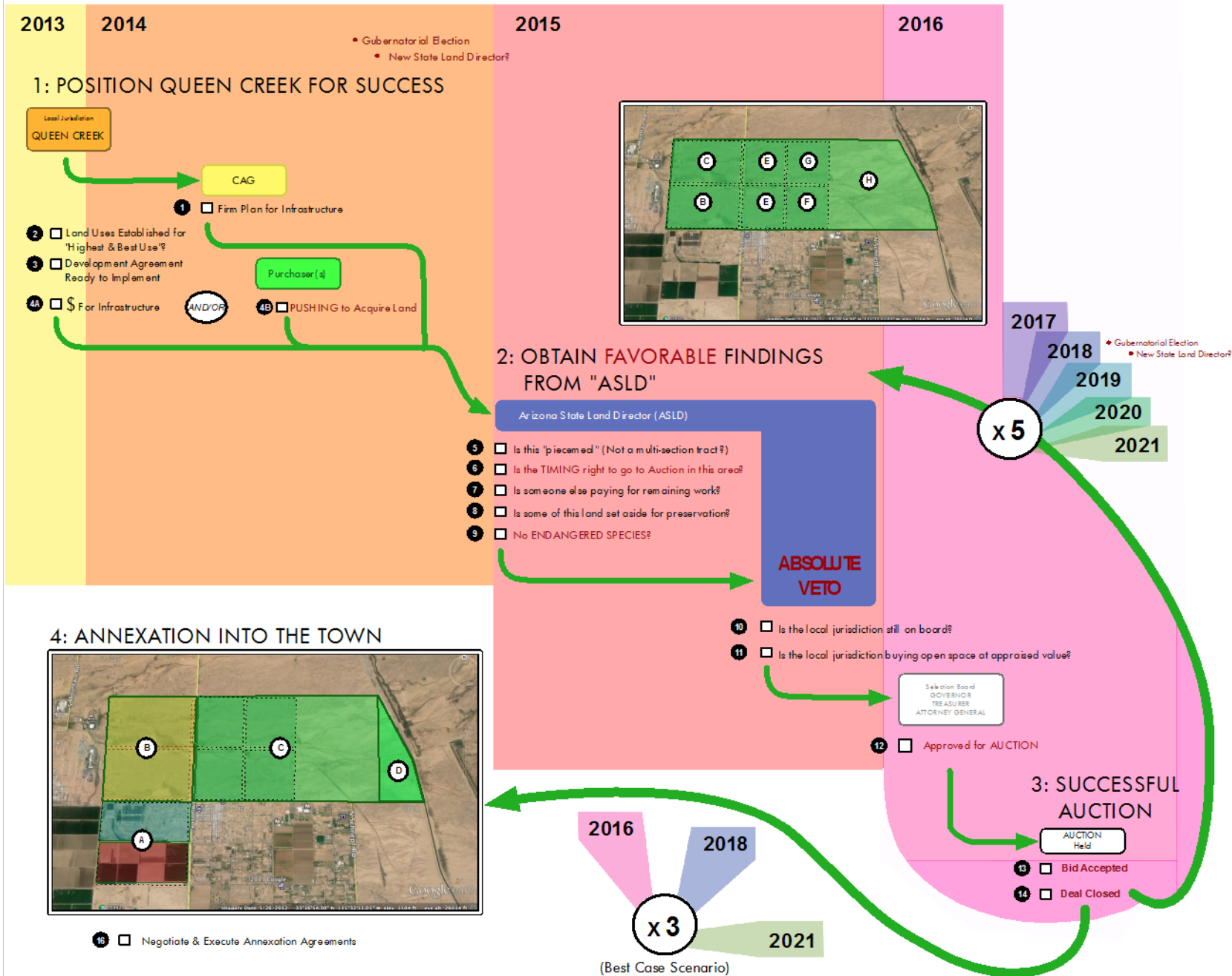




The sections about which you have inquired are part of Superstition Vistas. This huge area—275 square miles—is considered the Land Department’s “crown jewel.” Its future has been extremely debated and planned. The Department’s current thinking regarding its development and disposition is unclear.

Town of Queen Creek 2008 General Plan Map





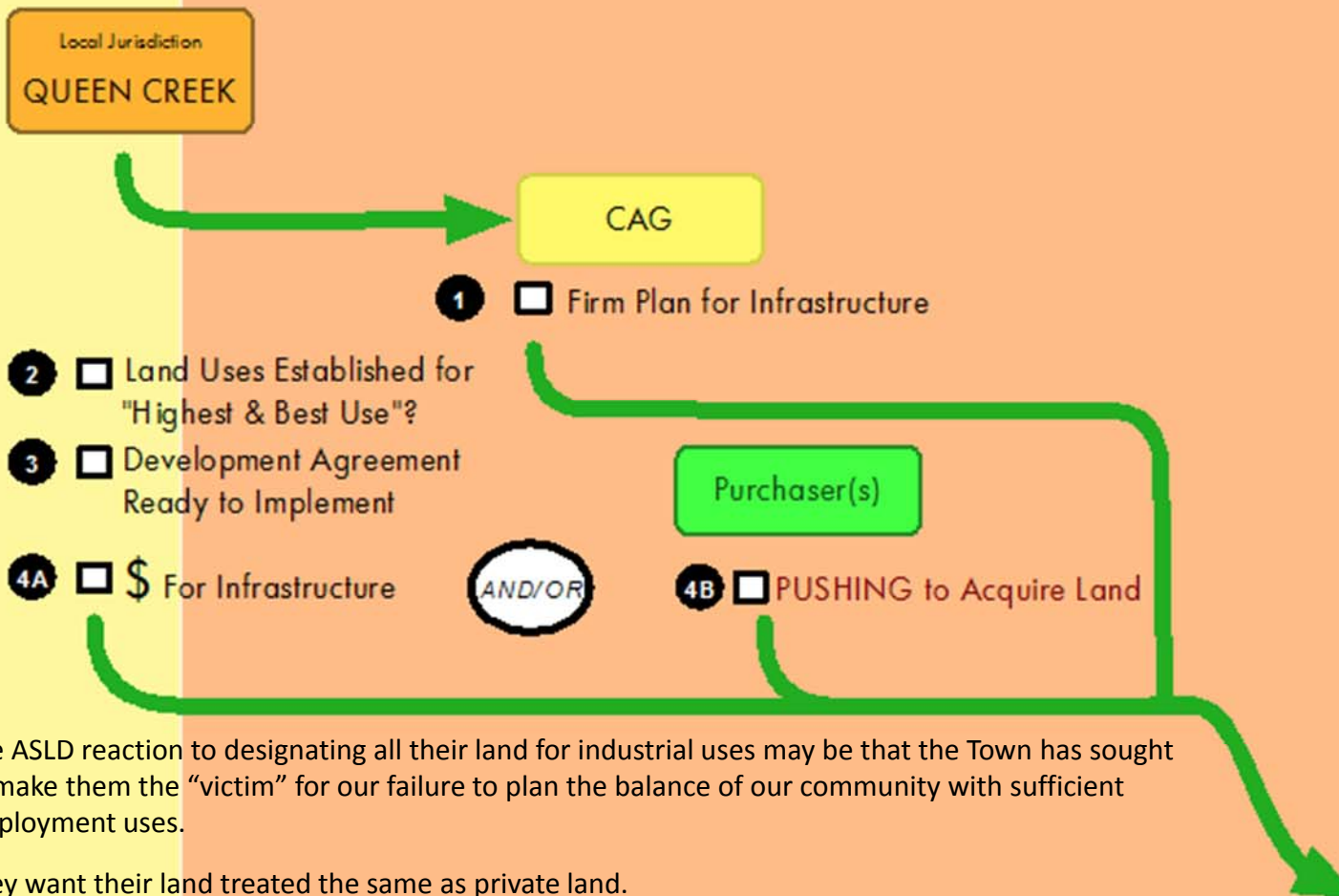
2013

2014

2015

- Gubernatorial Election
- New State Land Director?

1: POSITION QUEEN CREEK FOR SUCCESS



The ASLD reaction to designating all their land for industrial uses may be that the Town has sought to make them the "victim" for our failure to plan the balance of our community with sufficient employment uses.

They want their land treated the same as private land.

The ASLD is land rich and cash poor. They seek to sell their property as close to "retail" as possible but they lack the basic capacity to transform wholesale property into retail property – that is the provision of basic infrastructure.

2: OBTAIN FA FROM "AS

Arizona State Land D

- 5 Is this "piecemeal" (Not
- 6 Is the TIMING right to c

2: OBTAIN FAVORABLE FINDINGS FROM "ASLD"

Arizona State Land Director (ASLD)

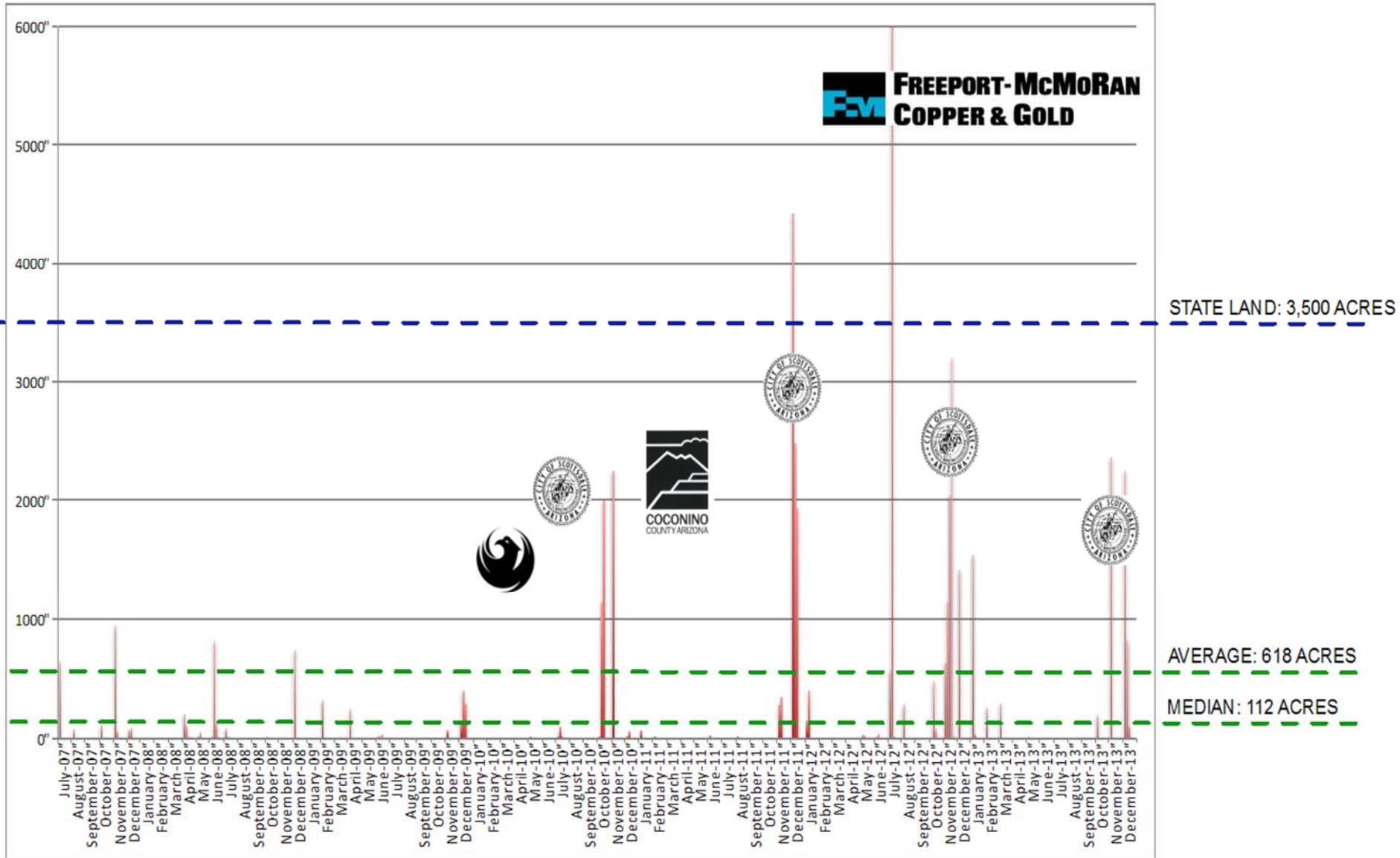
- 5 Is this "piecemeal" (Not a multi-section tract ?)
- 6 Is the **TIMING** right to go to Auction in this area?
- 7 Is someone else paying for remaining work?
- 8 Is some of this land set aside for preservation?
- 9 No **ENDANGERED SPECIES**?

ARS § 9-471 provides that to annex state land there must be "written approval of the State Land Commissioner and the selection board..."

ABSOLUTE VETO

- 10 Is the local jurisdiction still o
- 11 Is the local jurisdiction buyin

ASLD Transactions 2007-2013



ABSOLUTE VETO

- 10 Is the local jurisdiction still on board?
- 11 Is the local jurisdiction buying open space at appraised value?

Selection Board
GOVERNOR
TREASURER
ATTORNEY GENERAL

- 12 Approved for AUCTION

3: SUCCESSFUL AUCTION

AUCTION
Held

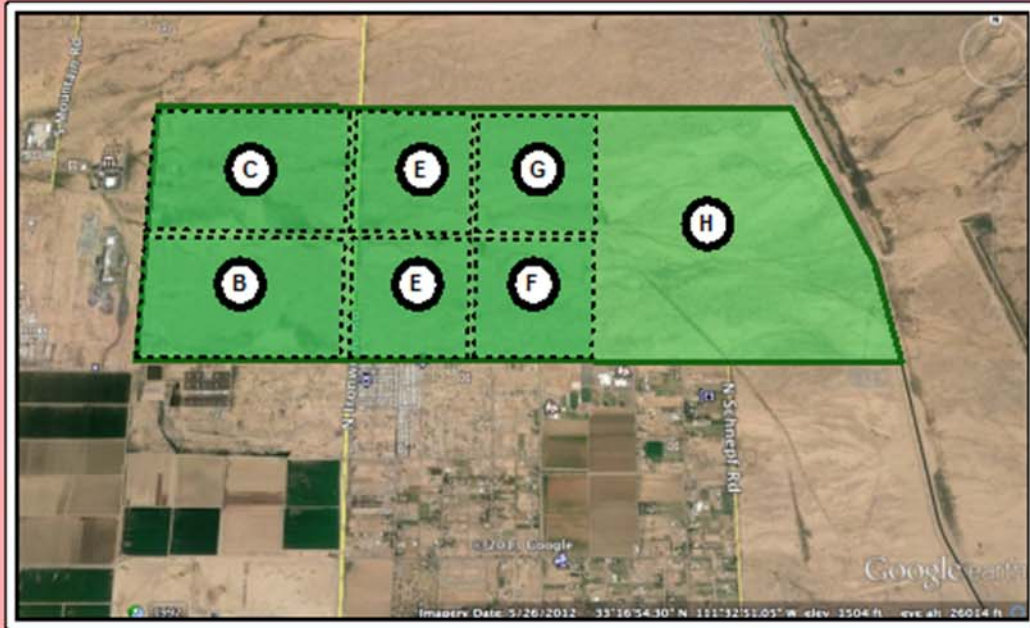
- 13 Bid Accepted
- 14 Deal Closed

2018

2021

ario)

2016



UN FAVORABLE FINDINGS
"ASLD"

State Land Director (ASLD)

"deal" (Not a multi-section tract ?)

right to go to Auction in this area?

are we paying for remaining work?

land set aside for preservation?

2017

2018

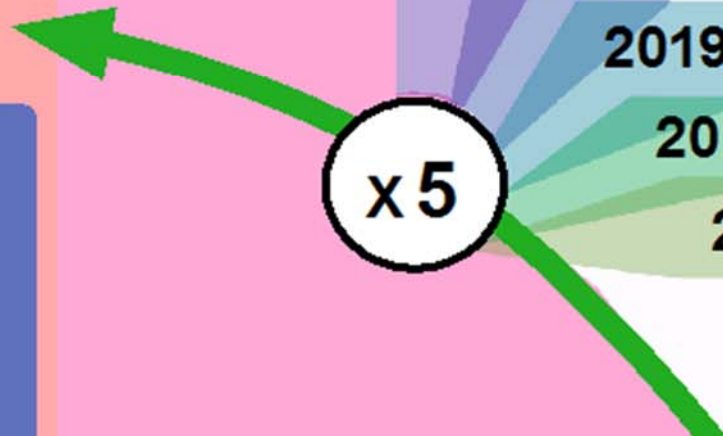
- Gubernatorial Election
- New State Land Director?

2019

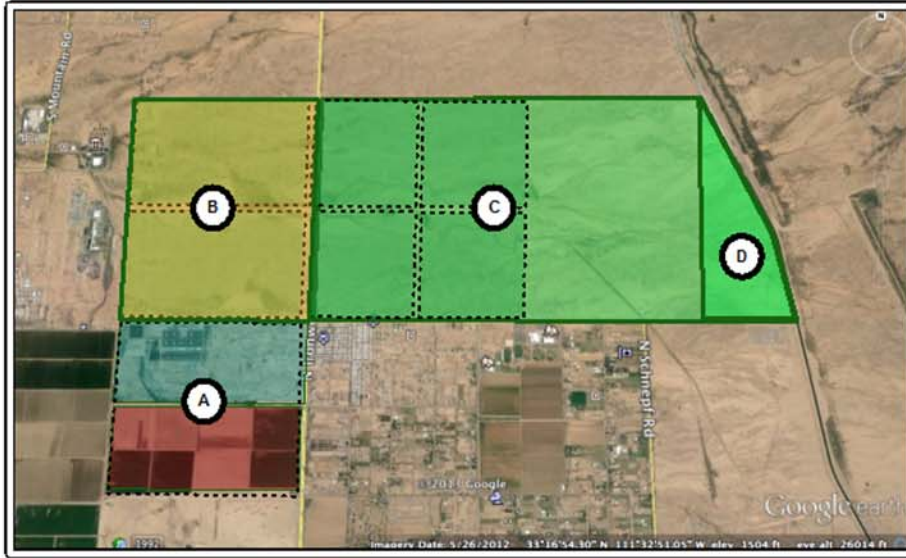
2020

2021

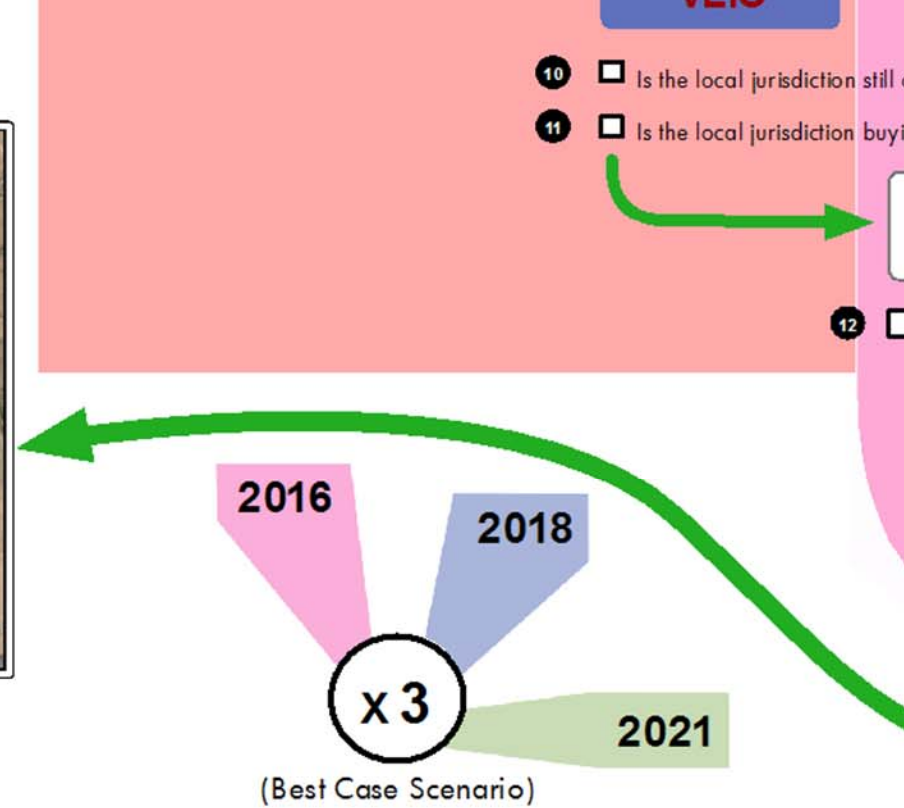
x5



4: ANNEXATION INTO THE TOWN

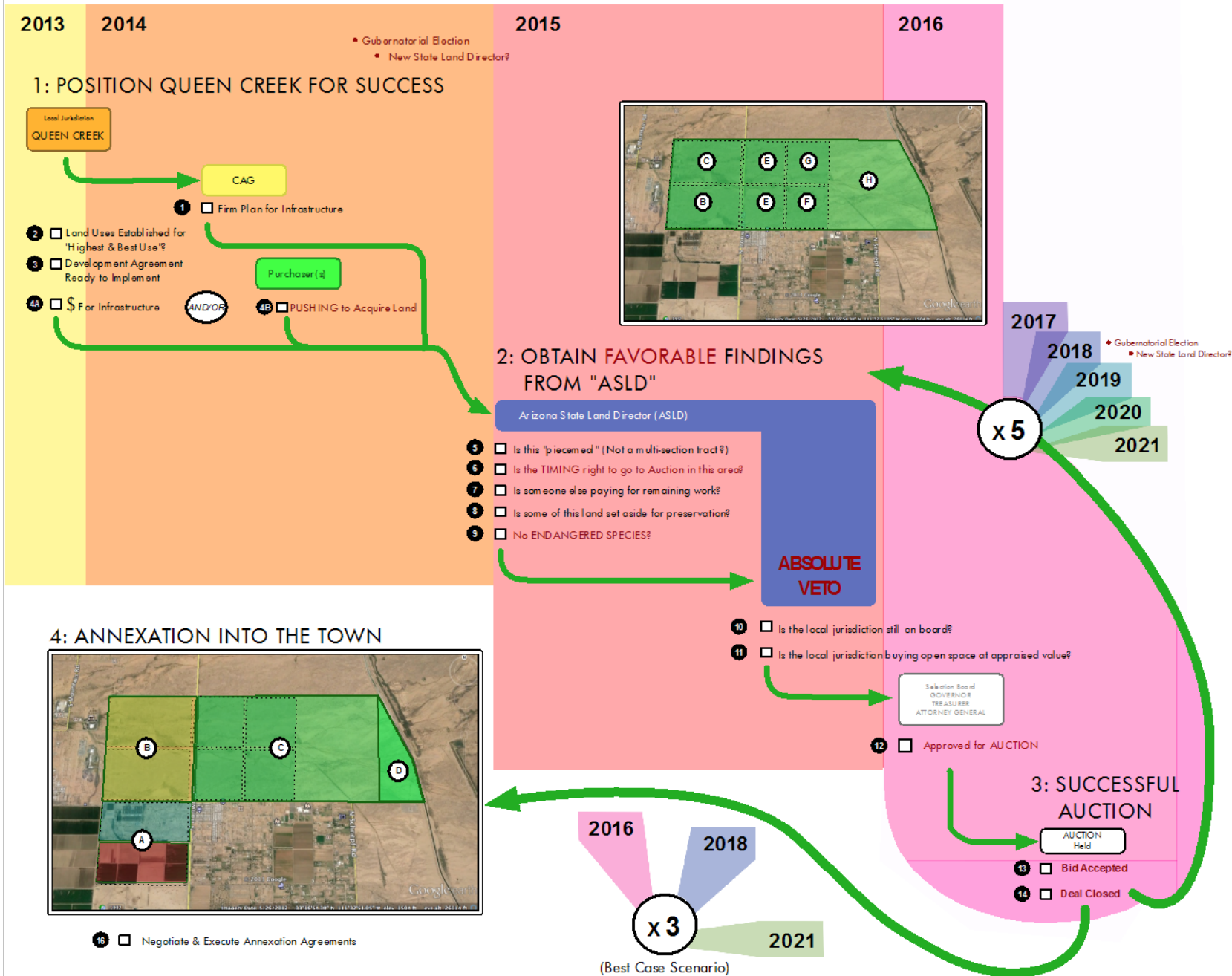


16 Negotiate & Execute Annexation Agreements



By statute (ARS § 31-331, et seq), the Department conducts its own planning process. ASLD has the right to overrule local zoning (ARS § 37-334). In practice, the Department uses this as negotiating leverage.

Unlike the private sector, the ASLD is never under time pressures, and can simply sit on property if it does not agree with local planning and zoning concepts.



Next Steps

Planning and annexing these lands will likely consume 5-10 years.

The Town should:

- Maintain a strong **relationship with ASLD & shared vision** for the property
- Find **Potential Developers**
- **Negotiate** Infrastructure Solutions
- Take the Property through ASLD's deliberate and relatively slow **process**

To Accelerate the process would take significant enticements:

- A developer with a **high degree of interest**
- A major source of public **infrastructure funding**

