

STATE OF ARIZONA

Joint Committee on Capital Review

STATE
SENATE

RUTH SOLOMON
CHAIRMAN 2001
RUSSELL W. "RUSTY" BOWERS
JACK A. BROWN
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REPRESENTATIVES

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LINDA LOPEZ
RUSSELL PEARCE
CHRISTINE WEASON

MEETING NOTICE

DATE: Tuesday, January 9, 2001
TIME: 2:00 p.m.
PLACE: SENATE APPROPRIATIONS ROOM 109

TENTATIVE AGENDA

- Call to Order
- DIRECTOR'S REPORT (if necessary)
- 1. [ARIZONA STATE PARKS - Review of Expenditure of Appropriated Monies for the Acquisition of Spur Cross Ranch.](#)

The Chairman reserves the right to set the order of the agenda.
01/09/01

People with disabilities may request accommodations such as interpreters, alternative formats, or assistance with physical accessibility. Requests for accommodations must be made with 72 hours prior notice. If you require accommodations, please contact the JLBC Office at (602) 542-5491.

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DATE: January 9, 2001

TO: Senator Ruth Solomon, Chairman
Members, Joint Committee on Capital Review

THRU: Richard Stavneak, Director

FROM: Chris Earnest, Senior Fiscal Analyst

SUBJECT: ARIZONA STATE PARKS - REVIEW OF EXPENDITURE OF
APPROPRIATED MONIES FOR THE ACQUISITION OF SPUR CROSS
RANCH

Attached for your review is information we received Monday evening from State Parks on the acquisition of Spur Cross Ranch. This item will be reviewed by the Committee today at 2:00 p.m. in the Senate Appropriations Room 109.

The attached information includes the agency request to be on the agenda, an information sheet on the acquisition, a map of the parcels to be acquired, and a copy of the contract for the state's acquisition. Representatives of State Parks will be available at the meeting to answer questions.

Please call us at 542-5491 if you have any questions.

RS/CE/jb



January 8, 2001

Senator Ruth Solomon, Chairman
Joint Committee on Capital Review
1700 West Washington
Phoenix, AZ 85007



RE: JCCR Request - Spur Cross Ranch Acquisition

Jane Dee Hull
Governor

Dear Senator Solomon:

State Parks
Board Members

Arizona State Parks (ASP) requests to be placed on the next agenda of the Joint Committee on Capital Review (JCCR) for review of the Spur Cross Ranch acquisition. Upon favorable review of the JCCR, ASP will proceed with the January 12, 2001 closing.

Chair
Vernon Roudebush
Safford

Your continued support of this project and our staff is greatly appreciated. Please give me a call should you have any questions or if I may be of assistance to you or your staff.

Walter D. Armer, Jr.
Benson

Sincerely,

Kenneth E. Travous
Executive Director

Joseph H. Holmwood
Mesa

John U. Hays
Yarnell

Sheri J. Graham
Sedona

Copy: Representative Laura Knaperek, Vice Chair
Richard Stavneak, Director, JLBC
Thomas Betlach, Director, OSPB
Maria Baier, Office of the Governor
Chris Earnest, JLBC
Marcel Benberou, OSPB

Michael E. Anable
State Land
Commissioner

Kenneth E. Travous
Executive Director

Arizona State Parks
1300 W. Washington
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SPUR CROSS RANCH

Located just north of Cave Creek, Arizona, in northern Maricopa County, Spur Cross Ranch consists of two tracts of undeveloped land totaling approximately 2,234 acres. The parcel includes one of the last perennial flow creeks in Maricopa County and is replete with archaeological sites.

Owners: Great American Life Insurance Company, a 70% interest
Dreiseszun Family Trust, a 30% interest

The Legislation: In 1999, SB 1074 passed the legislature and was signed by Gov. Hull allowing for the purchase of Spur Cross Ranch under the following funding scenario:

Maricopa County	\$7.5 million (50%)
General Fund	\$3.75 million (25%)
Arizona State Parks Heritage Fund	<u>\$3.75 million (25%)</u>
TOTAL	\$15 million

The Deal: The current deal is two transactions:

Maricopa County, the General Fund and Arizona State Parks Heritage Fund contributions remain the same as outlined in SB 1074, for the acquisition of the Great American Life Insurance Company's interest in the property (70%), for \$14.7 million. The remaining \$300,000 will be used for due diligence costs (appraisal, survey, Environmental Assessment), and whatever remains will be returned in a proportional share.

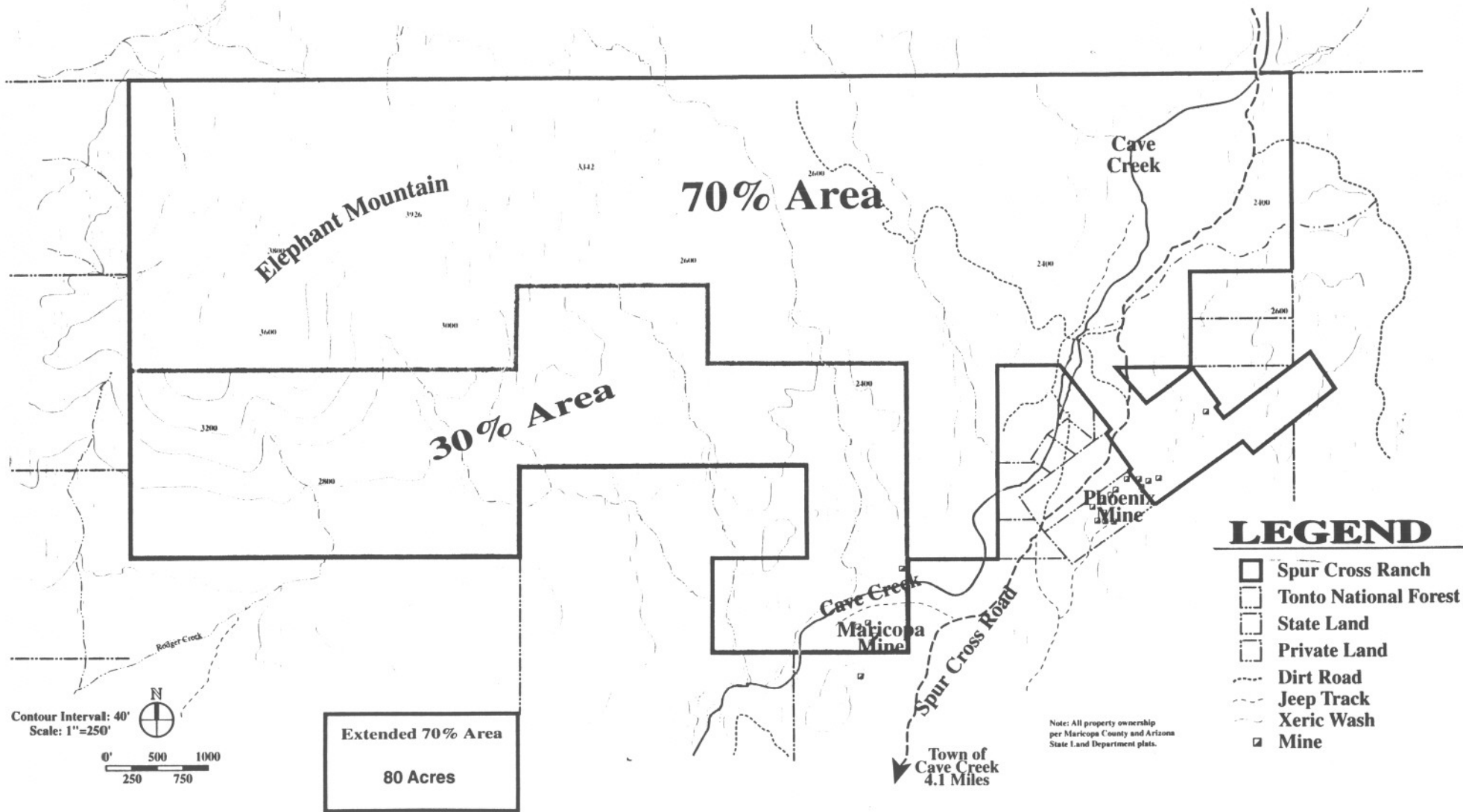
Simultaneously, the Town of Cave Creek will purchase the interest of the Dreiseszun Family Trust, (30%), for \$6.3 million with funds authorized by a bond election in September 2000.

A December 29, 2000, appraisal puts the value of the property at \$25,900,000.

Intergovernmental Agreements establish that Maricopa County will be responsible for operating the Spur Cross property. Conservation Easements, held by the State Parks Board will ensure that the entire property's values will be protected.

The Maricopa County Treasurer indicated \$28,968.18 in real estate taxes were collected on Spur Cross Ranch in 1999.

SPUR CROSS RANCH



LEGEND

- Spur Cross Ranch
- Tonto National Forest
- State Land
- Private Land
- Dirt Road
- Jeep Track
- Xeric Wash
- Mine

Note: All property ownership per Maricopa County and Arizona State Land Department plats.