

STATE BOARD OF LAND COMMISSIONERS

September 15, 2026

Consent Agenda

Subject

Request for approval to dispose of surplus property owned by the Idaho Department of Labor.

Question Presented

Shall the Land Board authorize the Idaho Department of Lands ("Department") to declare and dispose of the Idaho Department of Labor ("Labor") property known as the Burley American Job Center?

Background

On June 2, 2026, the Department of Labor submitted a declaration letter requesting that the State Board of Land Commissioners ("Land Board") authorize it to declare its interest in the Burley American Job Center ("Property") located in Burley, Idaho as surplus property and to dispose of the Property pursuant to the Surplus Property Act, Idaho Code §§ 58-331–335. (Attachment 1).

The Property is located at 127 W. 5th Street N. in Burley, Idaho, North of the Snake River and Southwest of the I-84 Business Loop (Attachment 2). The Property consists of an approximate 9,537 square foot commercial style building and a paved parking lot on approximately one acre of land. The building floorplan is included as Attachment 3.

The Department of Labor (formally known as the Department of Employment) acquired the properties via Warranty Deed in 1965 and 1994 (Attachment 4). In 1998 the construction of the building took place of what is now called the Burley American Job Center.

The American Job Centers (AJC) provides services to job seekers and businesses in every region of Idaho. With the completion of construction of the new Twin Falls AJC, the Department of Labor will transition Region 4 to the service delivery model focused on one main office (Twin Falls). The result of this was the closing of the Burley AJC office at the end of state fiscal year 2026.

Due to the property being built partially with federal funds, two appraisals were required for disposal, with the average of the two establishing the minimum allowable sale price. The first appraisal, completed June 8,

2026, determined an "as is" market value of one million five hundred thousand dollars (\$1,500,000). The second appraisal, completed July 24, 2026, determined an "as is" market value of one million five hundred twenty-five thousand dollars (\$1,525,000). Based on the average of these appraisals, the minimum sale price the Department of Labor can accept is one million five hundred twelve thousand five hundred dollars (\$1,512,500). Both appraised values include the property's improvements.

Discussion

Upon approval, pursuant to Idaho Code § 58-331, custody and control of the property will be transferred to and title will be vested in the Idaho Land Board for disposition. Pursuant to Idaho Code § 58-332, the Department, on behalf of the Land Board, will notify other state agencies to determine if any of the agencies are interested in purchasing the Property. If no other state agencies express interest in the Property, the Department will offer the Property to tax-supported agencies to determine if there is any interest in purchasing it. If no tax-supported entity expresses interest, the Department will offer the Property at public auction in Minidoka, Cassia or Ada County.

Recommendation

That the Land Board direct the Department to offer the Property for disposition in accordance with the Surplus Property Act, Idaho Code §§ 58-331–335; and, that the Department may ultimately offer the Property at public auction in Minidoka, Cassia or Ada County.

Board Action

Attachments

1. Department of Labor - Surplus Declaration Letter
2. Property Map
3. Building Floorplan
4. Acquisition Warranty Deeds

June 2, 2026

State Board of Land Commissioners
954 West Jefferson Street
P.O. Box 83720
Boise, ID 83720-0050

RE: Request for Surplus Building Sale

Dear Commissioners:

The Idaho Department of Labor (IDOL) declares as surplus to its needs the property and building located at 127 W. 5th St. N., Burley, ID 83318 (Attachment 1).

The property is located on the southeast corner of West 5th Street North and North Miller Avenue in Burley, Idaho and Minidoka County. The site is comprised of two adjacent corner parcels totaling 1.017 acres containing a 9,537 square foot commercial building that is currently used as the Burley Department of Labor American Job Center (Attachment 2).

Parcel 1

Legal Description – Tax 5 in Lot 1 Blk Green Acres Sub N Burley
Parcel Number – RPB3300001001A
Parcel Zoning – C-2

Parcel 2

Legal Description–Lots 2, 3 & N 37' Lot 4 Tax 4 Less Tax 5 Blk 1 Green Acres NW4 17-10-23
Parcel Number – RPB3300001002C
Parcel Zoning – C-2

These properties are entirely owned by IDOL. The Department of Employment acquired the properties via Warranty Deed in 1994 (Attachment 3). Since that time the statutory name of the department has been changed from Department of Employment to Department of Labor. Development of the property began in 1998 with the construction of what is now called an American Job Center (AJC).

AJC's provide services to job seekers and businesses in every region of Idaho. With the completion of construction of the new Twin Falls AJC, we are ready to transition Region 4 to the service delivery model focused on one main office (Twin Falls) with office hours held in partner locations

in communities across the region. This means we will be closing our Burley office at the end of state fiscal year 2026.

1. Known hazards: There are no existing hazards.
2. Existing utilities: All utilities are connected to the city grid; water and sewer are provided by the City of Burley; electricity is Idaho Power; and natural gas is Intermountain Gas.
3. Leasehold interest and existing leases: IDOL intends to continue to lease space in the building to two existing state agencies on a month-to-month basis until the building is sold.
4. Mineral and Water Rights: There are no existing water or mineral rights.
5. Improvements: Consist of a 9,537 square-foot office building with a 47-parking space, asphalt paved parking lot in front of the building.
6. Easements and encumbrances: There are no existing easements or encumbrances.

I request the above-described lands be approved for sale. If you have any questions, please contact me at 208-334-6110 or Jani.Revier@labor.idaho.gov

Sincerely,

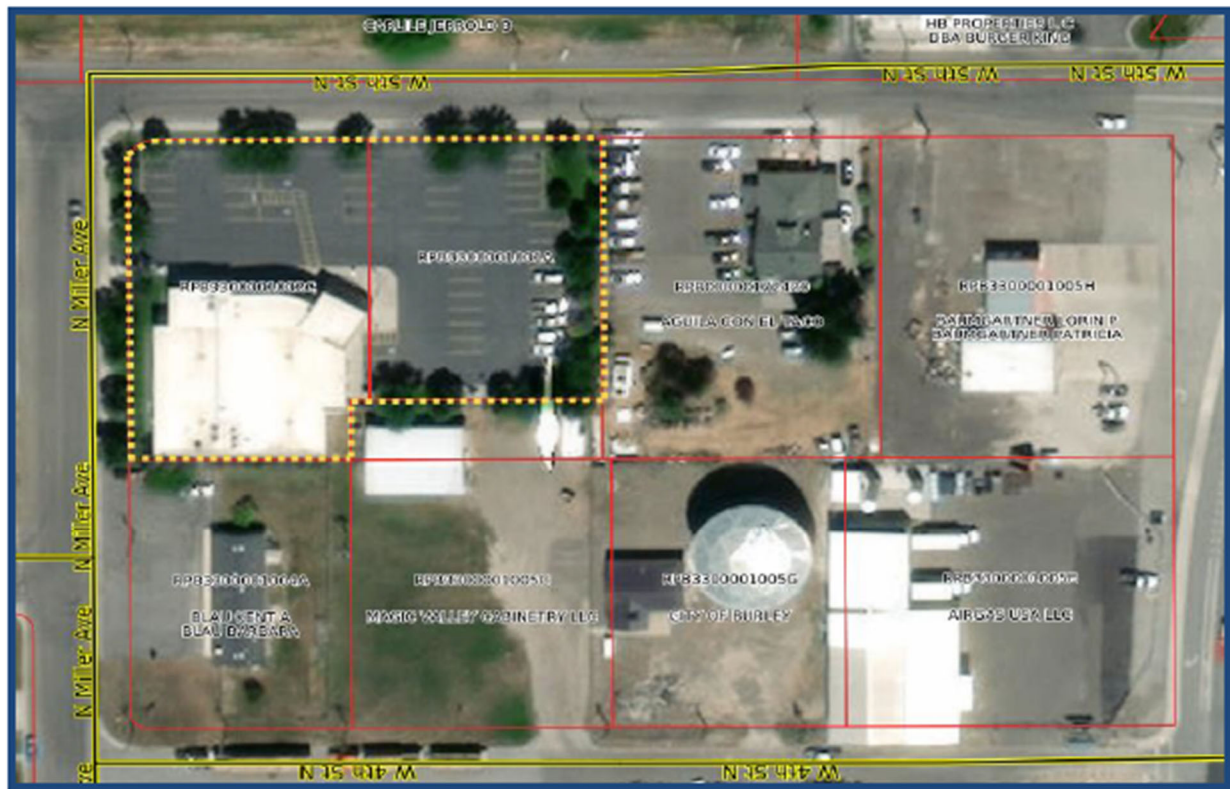


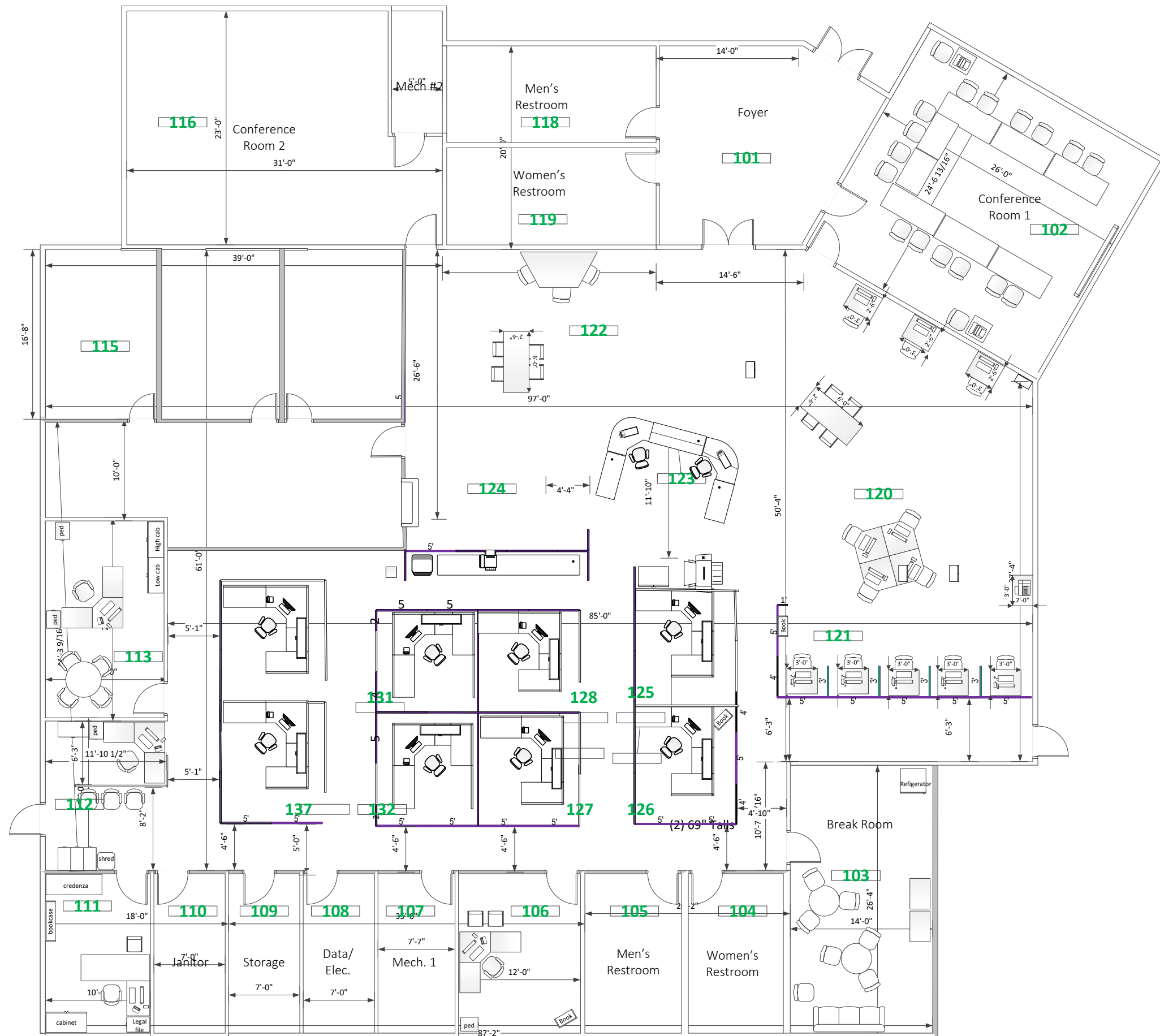
Jani Revier
Director

Attachments

1. Property Map
2. Building Floor Plan
3. Warranty Deed

Enclosure 1
Property Map





BURLEY
LOCAL OFFICE
127 W. 5th Street N
Burley, ID 83318

415395 ✓



A Pioneer Company

PIONEER TITLE COMPANY
OF ADA COUNTY

821 West State Street / Boise, Idaho 83702-5836 / Telephone (208) 336-6700

P 132037 SO

WARRANTY DEED
(INDIVIDUAL)

FOR VALUE RECEIVED TOM ANDERSON and GORDON ANDERSON, married men, but as their sole and separate property

Grantor s , do hereby grant, bargain, sell and convey unto STATE OF IDAHO, Department of Employment

the Grantee , whose current address is: 502 N. 4th Statehouse Mail, Boise, ID 83720
the following described real property in Minidoka County, State of Idaho, more particularly described as follows, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, BY REFERENCE, AND WHICH IS COMPRISED OF ONE (1) PAGE.

415395
RECORDED AT REQUEST OF
Land Title Bureau
FILE NO. —
OCT 26 4 32 PM '94
MINIDOKA COUNTY, IDAHO
DUANE SMITH
RECORDER
FEE 6 DEPUTY JP

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee , and Grantee heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantee , the Grantors are the owner s in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee ; and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantors will warrant and defend the same from all lawful claims whatsoever.

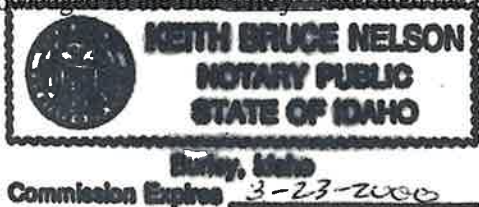
Dated: October 18, 1994

Tom Anderson
Tom Anderson

Gordon Anderson
Gordon Anderson

STATE OF Idaho , County of Cassia , ss.

On this 25 day of October , in the year of 1994 , before me Keith Bruce Nelson
The Undersigned , a notary public, personally appeared Tom Anderson and Gordon Anderson , known or identified to me to be the persons whose name s are subscribed to the within instrument, and acknowledged to me that they executed the same.



Notary Public: Keith Bruce Nelson
Residing at: Burley
My Commission Expires: 3-23-2000

EXHIBIT "A"

Order Number: 25289 MC

PARCEL NO. 1:

Lots 2 and 3 and the North 37 feet of Lot 4 in Block 1 of the Green Acres Subdivision to the City of Burley, Minidoka County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County.

PARCEL NO. 2:

A part of the Green Acres Subdivision to the City of Burley, Minidoka County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the Recorder of said County, more particularly described as follows:

Beginning at the Southeast corner of Lot 3 in Block 1 of said Green Acres Subdivision;
Thence North $89^{\circ}34'14''$ East for 9.92 feet to the Southwest corner of that property
as deeded to the State of Idaho Department of Employment;
Thence North $0^{\circ}12'49''$ West along the West boundary of said State of Idaho
Department of Employment property for 159.11 feet (160 feet, rec.) to a point on
the South boundary of the Emerson road, also known as County Road 400 South;
Thence South $89^{\circ}48'26''$ West along the South boundary of said road for 9.45 feet to
the Northeast corner of Lot 2 in Block 1 of said Green Acres Subdivision;
Thence South $0^{\circ}02'37''$ East along the East boundary of Lots 2 and 3 in Block 1 of said
Green Acres Subdivision for 159.15 feet to the Point of Beginning.

FIRST AMERICAN TITLE INSURANCE COMPANY

OWNERS POLICY

SCHEDULE A

FILE NO.	POLICY NO.	DATE OF POLICY	AMOUNT	PREMIUM
25289 MC	180952	October 26, 1994 at 4:32 P.M.	\$30,000.00	\$270.00

1. Name of Insured:

STATE OF IDAHO, Department of Employment

2. The estate or interest in the land which is covered by this Policy is:

FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

**STATE OF IDAHO,
Department of Employment**

4. The land referred to in this Policy is described as follows:

SEE SCHEDULE A, PAGE 2

LAND TITLE AND ESCROW, INC.

Countersigned: 

Agent

This Policy is valid only if Schedule B is attached.

CONTINUATION

SCHEDULE A

Policy Number: 180952

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Beginning at the Southeast corner of Lot 3 in Block 1 of said Green Acres Subdivision;

Thence North $89^{\circ}34'14''$ East for 9.92 feet to the Southwest corner of that property as deeded to the State of Idaho Department of Employment;

Thence North $0^{\circ}12'49''$ West along the West boundary of said State of Idaho Department of Employment property for 159.11 feet (160 feet, rec.) to a point on the South boundary of the Emerson road, also known as County Road 400 South;

Thence South $89^{\circ}48'26''$ West along the South boundary of said road for 9.45 feet to the Northeast corner of Lot 2 in Block 1 of said Green Acres Subdivision;

Thence South $0^{\circ}02'37''$ East along the East boundary of Lots 2 and 3 in Block 1 of said Green Acres Subdivision for 159.15 feet to the Point of Beginning.

OWNERS POLICY

SCHEDULE B

EXCEPTIONS FROM COVERAGE

Policy Number: 180952

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

SECTION I

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. Any lien or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.

SECTION II

7. Taxes for 1994 and subsequent years, a lien, but not yet due or payable.
8. Any assessments levied, or to be levied, by the City of Burley. (None of which are due and payable)
9. Assessments of the Minidoka Irrigation District and the rights and powers of said District as by law provided. (None of which are due and payable)
10. Easement from Lillian E. Jones to Rural Electric Company, a cooperative association, dated July 2, 1960, and recorded July 5, 1960 as Instrument No. 145570, in Book 39 of Deeds, Page 45, records of Minidoka County, Idaho, over and across the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 17, Township 10 South, Range 23 East of the Boise Meridian.

-Continued-

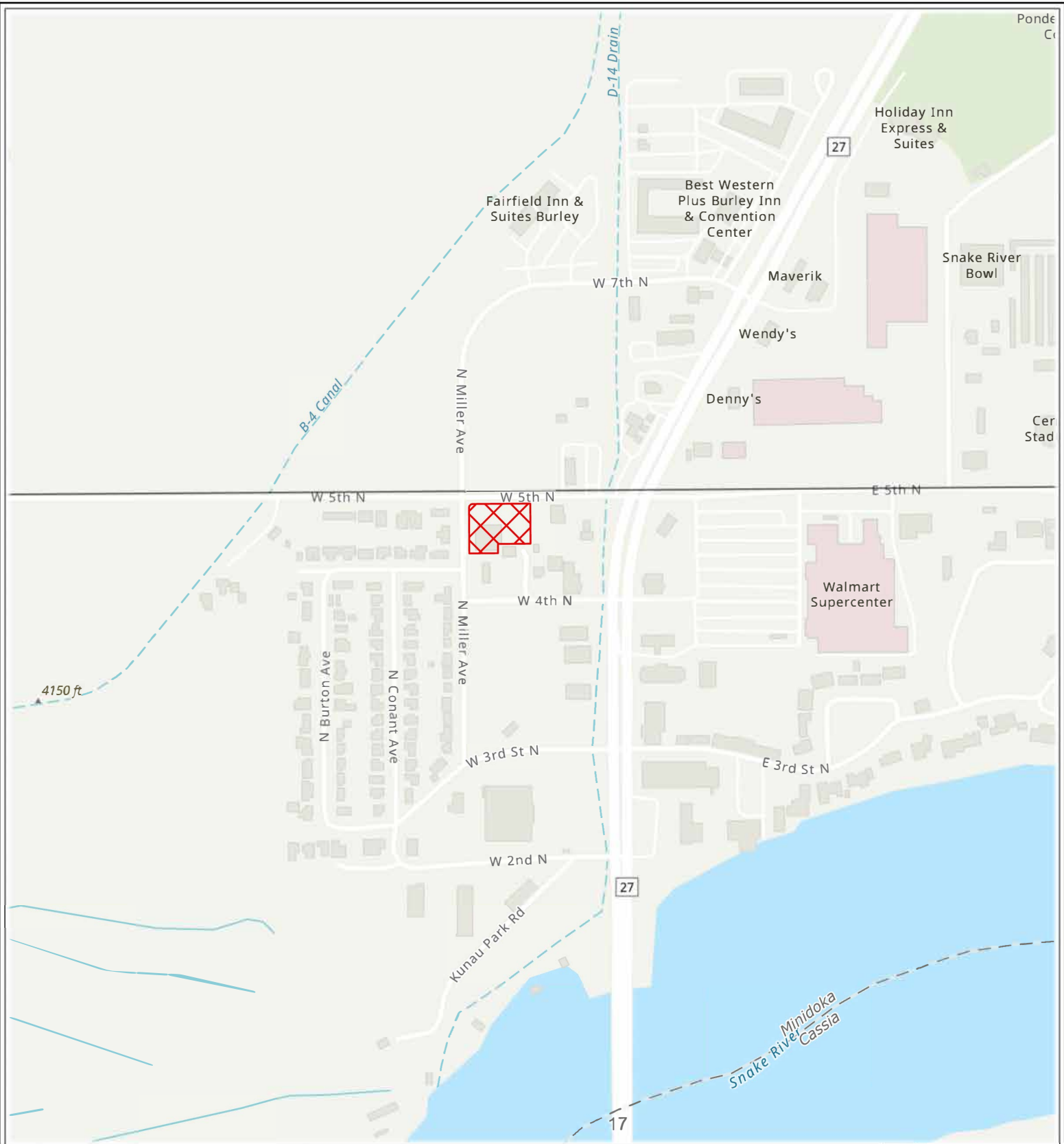
CONTINUATION

SCHEDULE B

Policy Number: 180952

11. Dedication Deed from Clarence Chick and Orabelle Chick, husband and wife, and G.M. McClintock and Ray Anderson, individually, and G.M. McClintock and Ray Anderson, as Attorneys-in-fact for Albert Anderson, Ora Anderson, Margene Anderson, Vanness Anderson, Verda Anderson, Lula Anderson and Lucile H. McClintock, to the City of Burley, dated January 3, 1962 and recorded May 11, 1962 as Instrument No. 157516, records of Cassia County, Idaho, for a 30 foot dedicated alley across a portion of said property.
12. Easement from G.M. McClintock, whose wife's name is Lucille H. McClintock, Ray Anderson, whose wife's name is Margene Anderson, Albert Anderson, whose wife's name is Ora Anderson, Vanness Anderson whose wife's name is Verda Anderson and Lula Anderson, a widow, to the City of Burley, a municipal corporation, dated July 26, 1966, and recorded July 28, 1966 as Instrument No. 185523, records of Minidoka County, Idaho, over and across a portion of said property.
13. Declaration of Restrictive Covenant, dated April 18, 1978 and recorded November 9, 1978, as Instrument No. 286840, records of Minidoka County, Idaho, which reads as follows: "That the property will not be used as a fast food hamburger type restaurant for a period of 20 years from the date first herein above written."
14. Easement from Tom Anderson and Gordon Anderson to the City of Burley dated October 18, 1994 and recorded October 21, 1994 as Instrument No. 415319, records of Minidoka County, Idaho.

END OF SCHEDULE B



Legend

-  To Be Disposed
-  Township
-  Section

Burley American Job Center - ID Department of Labor Surplus Disposition 1.00 Acre

T10S- R23E- Sec 17
Minidoka County



6/8/2026

1 inch equals 0.1 mile

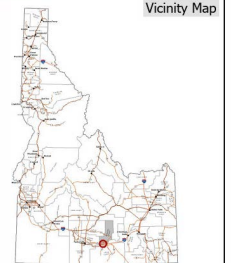


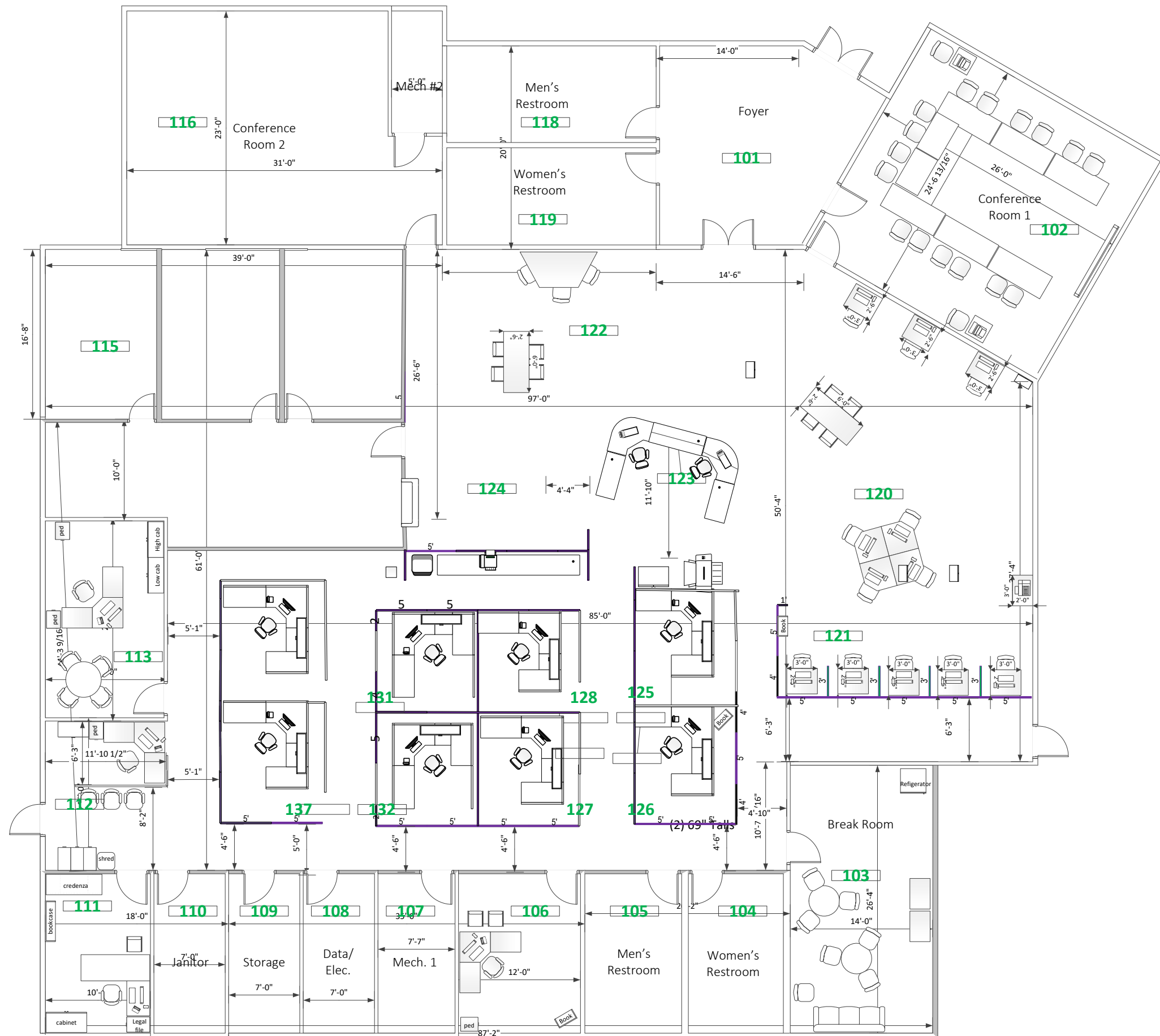
Map Notes

Projection: Idaho Transverse Mercator, NAD 83

Map Notes and Data Sources

Disclaimer:
This map has been compiled using the best information available to the Idaho Department of Lands at the time and may be updated and/or revised without notice. In situations where known accuracy and completeness is required, the user has the responsibility to verify the accuracy of the map and the underlying data sources.





BURLEY
LOCAL OFFICE
127 W. 5th Street N
Burley, ID 83318

181880

Revenue Stamps



WARRANTY DEED

FOR VALUE RECEIVED, to-wit: \$ 10.00 and other valuable consideration

G. M. McCLINTOCK and LUCILE H. McCLINTOCK, husband and wife,
the grantors do hereby grant, bargain, sell and convey unto

STATE OF IDAHO, DEPARTMENT OF EMPLOYMENT
the grantee the following described premises, in Minidoka County, Idaho, to-wit:

Beginning at a point 345.91 feet West and 35.0 feet South of the Northeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section Seventeen (17), Township Ten (10) South, Range Twenty-three (23) East of the Boise Meridian, which point is the Northeast Corner Lot One (1) in Block One (1) of the Green Acres Subdivision to the City of Burley, Idaho as the same is platted in the official plat thereof, now of record in the office of the County Recorder of the County of Minidoka, State of Idaho, and shall be known as the TRUE POINT OF BEGINNING: thence South along the East boundary of said Lot One (1) for a distance of 160.0 feet; thence West along a line parallel to the North boundary of said Lot One (1) for a distance of 125.5 feet; thence North along a line parallel to the West boundary of said Lot One (1) for a distance of 160.0 feet; thence East 125.5 feet to the True Point of Beginning.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee its heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee that they are the owners in fee simple of said premises; that they are free from all incumbrances, excepting as set out above, and that they will warrant and defend the same from all lawful claims whatsoever.

Witness our hands this 31 of December, 19 65.

G. M. McClintock
Lucile H. McClintock

STATE OF IDAHO, COUNTY OF Cassia) ss

On this 31 day of December, 19 65,
before me, a notary public in and for said State, personally
appeared G. M. McCLINTOCK and LUCILE H. McCLINTOCK, husband and wife

known to me to be the person whose names are
subscribed to the within instrument, and acknowledged to
me that they executed the same.

Herman E. Badlee
Notary Public
Residing at Burley, Idaho
Comm. Expires 6-13-69

STATE OF IDAHO, COUNTY OF
I hereby certify that this instrument was filed for
record at the request of Minidoka County, Idaho
at 10 minutes past 4 o'clock of the day of January, 19 66
in my office, and duly recorded in Book 42 of Deeds at page 41
RECORDED
DEPUTY S.P.

By _____ Deputy.
From 1/10/66
Mail to: _____

INSTRUMENT NO. 181880
David M. McManis
Chas. E. Eide

415395



A Pioneer Company

PIONEER TITLE COMPANY
 OF ADA COUNTY

821 West State Street / Boise, Idaho 83702-5836 / Telephone (208) 336-6700

P 132037 SO

WARRANTY DEED

(INDIVIDUAL)

FOR VALUE RECEIVED TOM ANDERSON and GORDON ANDERSON, married men, but as their sole and separate property

Grantors, do hereby grant, bargain, sell and convey unto STATE OF IDAHO, Department of Employment

the Grantee, whose current address is: 502 N. 4th Statehouse Mail, Boise, ID 83720 the following described real property in Minidoka County, State of Idaho, more particularly described as follows, to-wit:
 SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF, BY REFERENCE, AND WHICH IS COMPRISED OF ONE (1) PAGE.

415395

RECORDED AT REQUEST OF
 Land Title Entry
 FILE NO. _____
 OCT 26 4 32 PM '94
 MINIDOKA COUNTY, IDAHO
 RECORDS
 FILE 6
 JH

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, and Grantee heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, the Grantors are the owner s in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (includes irrigation and utility assessments, (if any) for the current year, which are not yet due and payable, and that Grantors will warrant and defend the same from all lawful claims whatsoever.

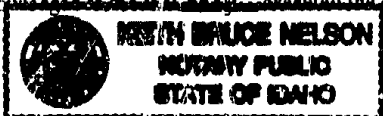
Dated: October 18, 1994

Tom Anderson
 Tom Anderson

Gordon Anderson
 Gordon Anderson

STATE OF Idaho, County of Cassia, ss.

On this 21st day of October, in the year of 1994, before me KATH BRUCE NELSON, The Undersigned, a notary public, personally appeared Tom Anderson and Gordon Anderson, known or identified to me to be the persons whose name s are subscribed to the within instrument, and acknowledged to me that they executed the same.



Commission Expires 3-23-2000

Notary Public: Kath Bruce Nelson
 Residing at: Boise
 My Commission Expires: 3-23-2000

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Department of Employment property for 159.11 feet (160 feet, rec.) to a point on
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