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REQUEST FOR PROPOSAL

for

80 acres of land

near Salina

Sevier County, Utah

March 1, 2024

REQUEST FOR PROPOSAL

The State of Utah, School and Institutional Trust Lands Administration (“Trust Lands Administration”) owns approximately 80 acres parcel in Salina, in Sevier County, Utah (the “Parcel”). The Trust Lands Administration has received interest in acquiring the land and is requesting competing proposals for the parcel.

PROPERTY DESCRIPTION AND DISCLOSURES

The following information is not warranted by the Trust Lands Administration. It is provided for convenience only and may not represent the true condition of the Parcel.

The proposer should perform its own investigation regarding all aspects of the Parcel including onsite and offsite infrastructure. The following information is considered reliable but not guaranteed.

Location: N2NW4 of Section 36, Township 21 South, Range 1 West, Salt Lake Base & Meridian. See **Exhibit 1** for the general location of the parcels and **Exhibit 2** for a closer view.

Reservations: The Trust Lands Administration operates two leases for communication towers on the Parcel and intends to retain ownership of the land they occupy (See SULA 1413 and SULA 1265 on **Exhibit 2**).

Encumbrances: Salina City is leasing a portion of the parcel for use for their water tank. The parcel will be sold/leased subject to this lease (See SULA 443 on **Exhibit 2**)

Access: Unimproved County road from the south: Salina Tower Road.

Condition: Unimproved.

Entitlements: None.

Utilities: None.

Water: No water rights.

Minerals: Trust Lands Administration will retain the subsurface mineral estate by statute.

INTENT OF SOLICITATION

The Trust Lands Administration is soliciting proposals for the lease and/or purchase of the lands to develop the parcel. All submitted proposals will be evaluated for both direct revenue to the Trust Lands Administration and for the quality and viability of the development plans.

Substance in the response will carry more weight than form or manner of presentation.

TIMING

Proposals are due on or before **3 pm** Mountain Time, **Wednesday, April 8, 2024**. The Trust Lands Administration anticipates identifying one or more parties for further negotiations in May, 2024.

QUESTIONS

Direct questions to Alexa Wilson: 801-538-5177 or alexawilson@utah.gov .

SUBMISSION REQUIREMENTS

Any proposer wishing to receive consideration should submit the following (substance in the response will carry more weight than form or manner of presentation):

A. Qualifications

1. History: Provide background information such as a brief history of the developer, years in business and any other information communicating developer's capabilities to execute a project.
2. Relevant Developer/Builder/ Business Experience: An overview of residential, hospitality and/or commercial business experience over the last 10 years.
3. References: Contact information for at least 3 current or recent-past references to demonstrate general professional integrity and reputation of the buyer.

B. Statement of Interest

1. Vision: Summarize developer's vision for the parcel(s). Drawings and/or plans may be submitted to support the respondent's vision; however, the respondent is not required to submit any plans or drawings.
2. Financing: Financing plan for parcel lease and/or purchase and construction.
3. Compensation: Proposed lease and/or purchase price.
4. Other Information: Identify and discuss any other information that you believe the Trust Lands Administration should be aware

of or should take into consideration when reviewing your submission.

SUBMISSION INFORMATION

Date and Time: By **3:00 pm** Mountain Time on **Monday, April 8, 2024**; no exceptions.

Format: Electronic file (PDF preferred).

Proprietary financial information: Should be labeled “Confidential” and submitted in a separate electronic file that includes a request for Business Confidentiality as described in **Exhibit 3**.

Submission Method: Electronic: alexawilson@utah.gov .

Reference: “Salina.”

The Trust Lands Administration reserves the right to reject any proposal.

Exhibit 1

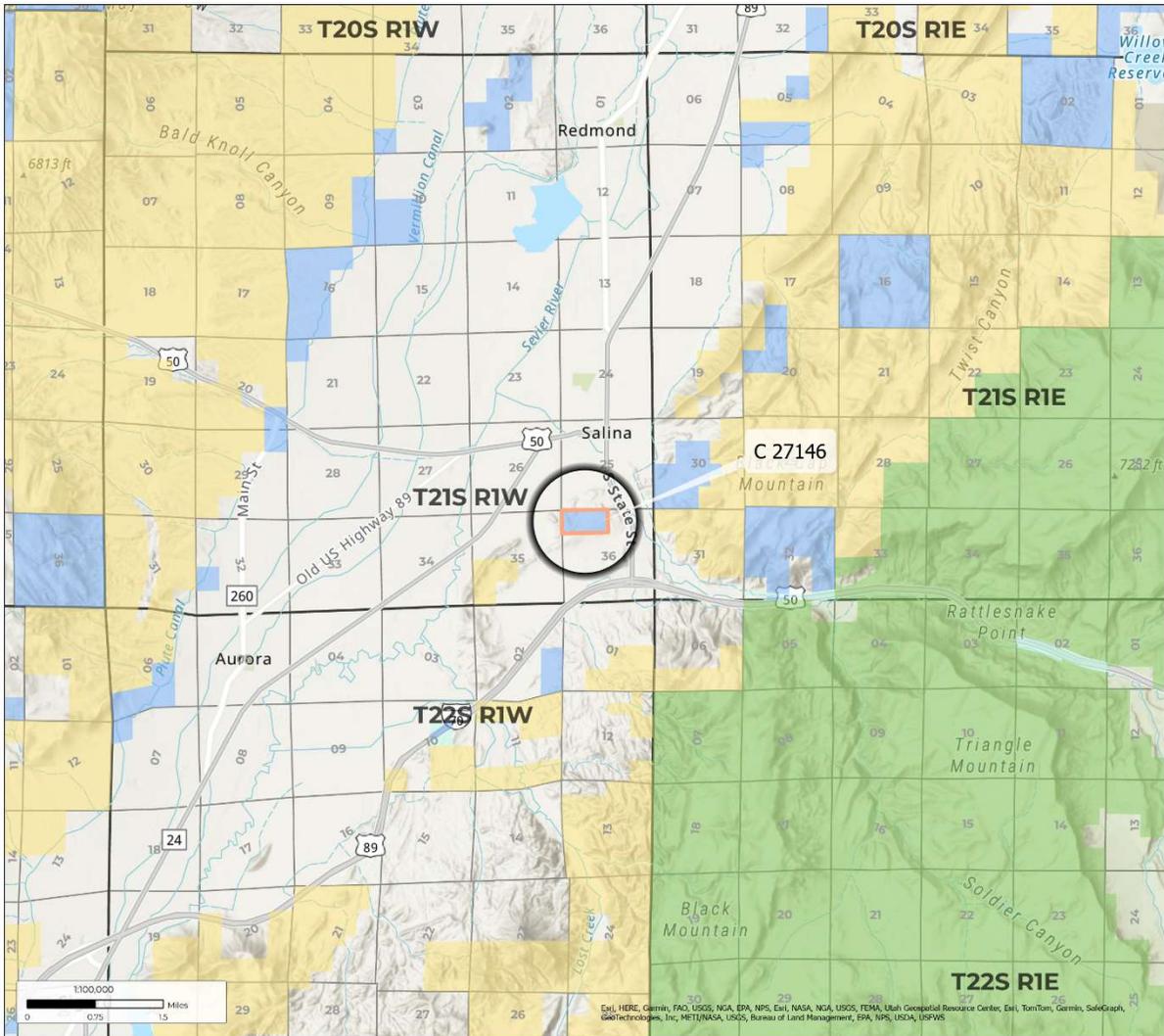
General Depiction of the Salina Area and Location of the Parcel



TRUST LANDS
ADMINISTRATION

Development Sale No. C 27146

Blackhawk Arena Sale in Salina
Within T21S R1W S36 SLB&M
Sevier County



Certificate Of Sale No. C 27146 (80 Acres)

Land Ownership And Administration

- Bureau of Land Management
- National Forest
- Private
- State Trust Lands
- State Wildlife Reserve/Management Area
- Other State



North Arrow

Data represented on this map is for REFERENCE USE ONLY and is not suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The Trust Lands Administration provides this data in good faith and shall in no event be liable for any incorrect results, or any special, indirect or consequential damages to any party, arising out of or in connection with the use of the inability to use the data hereon. Land parcels, lease boundaries and associated Trust Lands Administration data layers may have been adjusted to allow for visual "best fit." The Surface Ownership Land Status data (if present) are maintained by the Trust Lands Administration to reflect current trust lands status and surface ownership. Lakes, rivers, streams, highways, roads, county and state boundaries are distributed by the Utah Geospatial Resource Center and/or other sources as specified. Contour lines (if present) were generated from USGS 10 meter DEM. Please Note: While the Trust Lands Administration seeks to verify data for accuracy and content, discrepancies may exist within the data. Acquiring the most updated Trust Lands Administration ownership GIS data may require contacting the GIS staff directly 801-538-5100 or TLA.GIS@utah.gov. The Trust Lands Administration GIS department welcomes your comments and concerns regarding the data and will attempt to resolve issues as they are brought to our attention. Produced: March 04, 2024 - nicholaswillcox

Document Path: V:\GIS\GIS_Group\Info\Projects\2024_Edit_and_Projects\2024_ESM\andROE_Edit.aprx Coordinate System: NAD 83 UTM Zone 12N

Exhibit 3

CLAIM FOR BUSINESS CONFIDENTIALITY

Pursuant to and in accordance with Utah Administrative Code 30850-6-500(3), a person or entity doing business with the State of Utah, School and Institutional Trust Lands Administration (TLA) has the right to make a claim for Business Confidentiality for records, documents, data or other information provided to TLA during the course of business if the records, documents, data or other information conform to Utah Code Annotated §§63G-2-305(1) and (2).

Claims of business confidentiality must conform with U.C.A. §63G-2-309 Confidentiality claims.

A claim of business confidentiality must be submitted at the same time as, and attached to, the records, documents, data or other information for which the claim is being made. It cannot be submitted separately, in advance, or after the fact.

If the records, documents, data or other information requested to be treated as confidential do not meet the criteria found in U.C.A. §63G-2-305 and §63G-2-309, TLA may not be able to withhold such records, documents, data or other in the event of a request for records under the Government Records Access and Management Act (GRAMA).

To make a claim for business confidentiality, please direct such request to the Executive Director of TLA and include:

1. A written claim of business confidentiality; and
2. A concise statement of reasons supporting the claim of business confidentiality.