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[trustlands.utah.gov](http://trustlands.utah.gov)

# REQUEST FOR PROPOSAL

for

the Development of a Parcel of Land

North of Moab

Grand County, Utah

December 19, 2024

## REQUEST FOR PROPOSAL

The State of Utah, School and Institutional Trust Lands Administration ("Trust Lands Administration") owns an approximately 3,600-acre parcel of land located near Highway 191 near Moab in Grand County, Utah. The Trust Lands Administration has received interest in developing a portion of the land (the "Property") and is requesting competing development 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 Property.

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

<u>Location:</u>	The Property is located in sections 33 and 34 of 23 South, Range 20 East, and sections 2, 3, 4, 5, 8, and 9 of 24 South, Range 20 East, Salt Lake Base & Meridian. See <b>Exhibit 1</b> for the location of the Property and <b>Exhibit 2</b> for the location of the Property in relation to other landmarks.
<u>Access:</u>	Access is by county road (Long Valley Road) from US-191.
<u>Condition:</u>	Gravel.
<u>Zoning:</u>	None.
<u>Entitlements:</u>	None.
<u>Utilities:</u>	None.
<u>Water:</u>	No water rights.
<u>Minerals:</u>	Trust Lands Administration will retain the subsurface mineral estate by Utah statute.

## INTENT OF SOLICITATION

The Trust Lands Administration is soliciting proposals for both the lease and/or purchase and the development of all or a portion of the Property.

The Property is suited for a higher end use because of its location 2 to 4 miles from Moab's Canyonlands Field (CNY) airport, immediately adjacent to world class outdoor recreational opportunities (Arches National Park, Klondike Bluffs Mountain Bike Trail System, OHV/Jeep trails) and 16 miles from the town of Moab.

Because of the unique characteristics of the Property, the Trust Lands Administration is interested in quality development plans, including layout, building construction and landscaping. 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.

All submitted proposals will be evaluated based on the projected revenue to the Trust Lands Administration as well as the viability and quality of the development plans. Substance in the response will carry more weight than form or manner of presentation.

## **TIMING**

Proposals are due on **4 pm Mountain Time, Wednesday, March 19, 2025**. The Trust Lands Administration anticipates identifying one or more parties for further negotiations by early May, 2025.

## **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 developing all or a portion of the Property. 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 terms 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.

### **C. Contact information**

Provide phone and email contact information for the proposer.

### **SUBMISSION INFORMATION**

Date and Time: By **4:00 pm** Mountain Time on **Wednesday, March 19, 2025**; 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**.

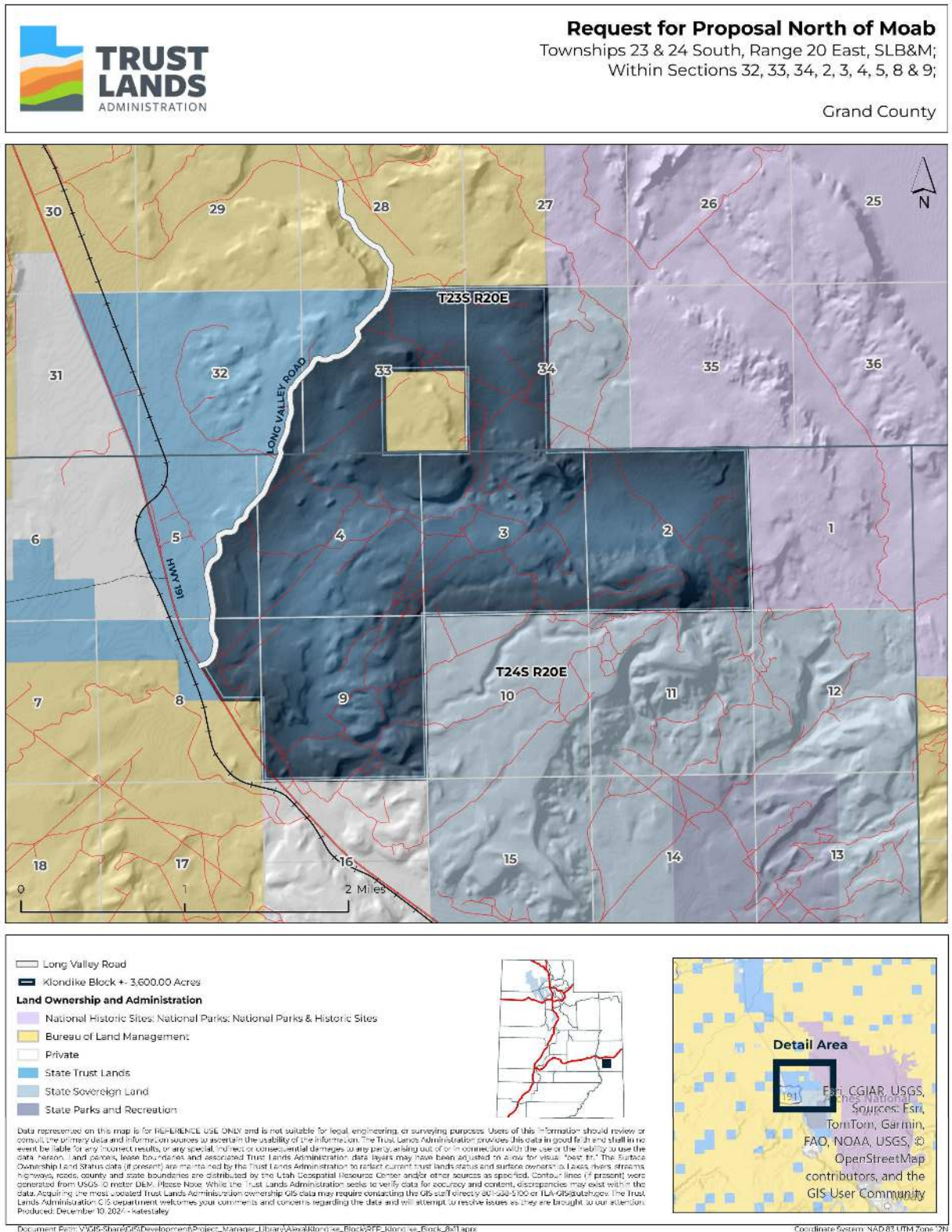
Submission Method: Electronic: [alexawilson@utah.gov](mailto:alexawilson@utah.gov) .

Reference: “Klondike Block Property.”

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

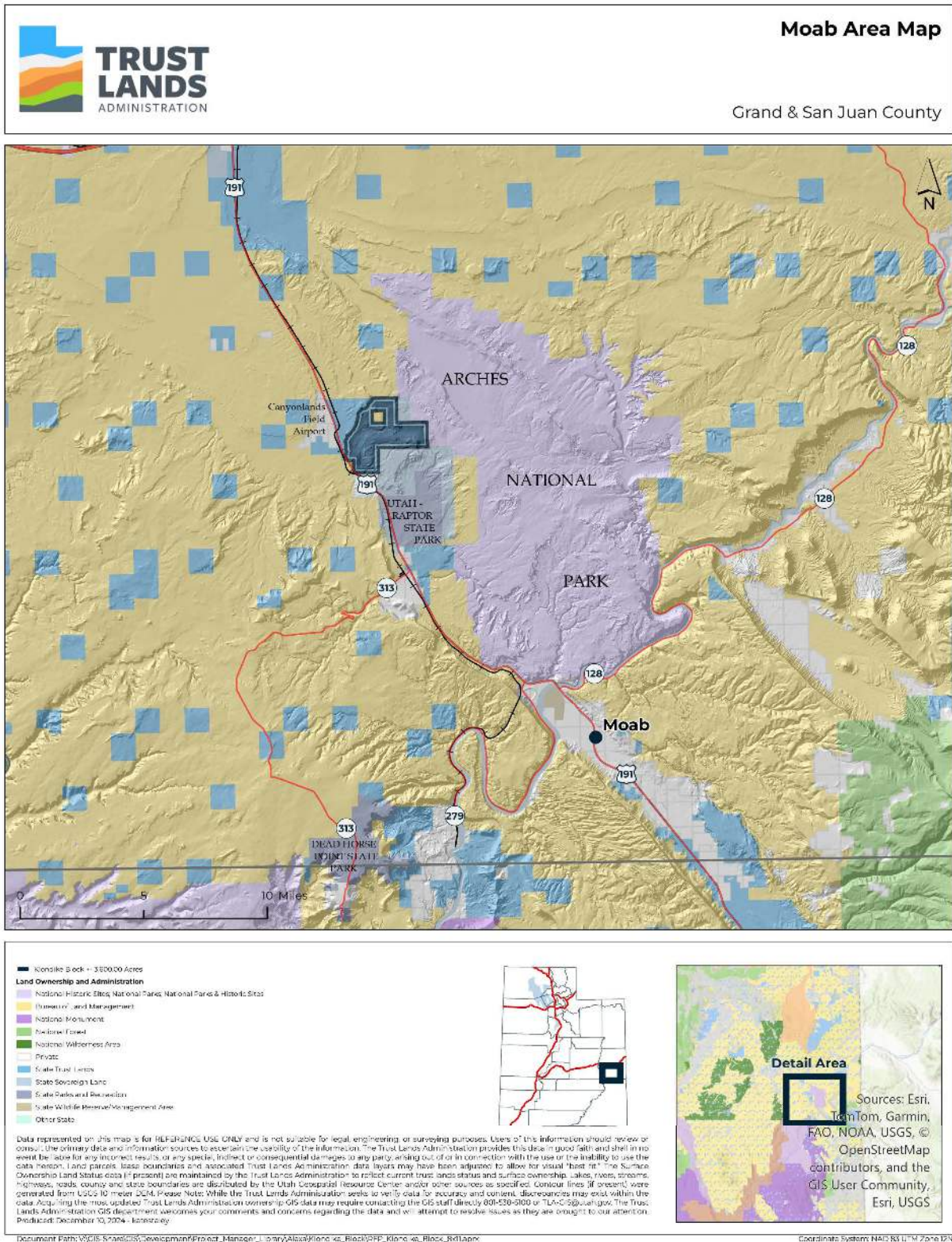
# Exhibit 1

## General Depiction of Location of the Property





## Exhibit 2 Area Map



### **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.