

STATE BOARD OF LAND COMMISSIONERS

February 20, 2024

Consent Agenda

Subject

Commercial Recreation Lease Live Auction – December 22, 2023

Question Presented

Shall the Land Board direct the Department to award a commercial recreation lease to the high bidder at the live auction?

Background

During the open application period for expiring commercial recreation lease M100010, the Idaho Department of Lands (Department) received three applications for the new lease, M100018, a lakefront location on Priest Lake (Attachment 1, Site Maps). Pursuant to Idaho Code § 58-310 and Department procedure, when two or more eligible applicants apply to lease the same state endowment trust land, the Department shall hold a live auction. Department staff conducted the live auction and determined the high bidder for this lease in accordance with existing statutes, rules, and procedures.

Discussion

For the purposes of securing a single lessee for lease M100018, a live auction was held in the Priest Lake Supervisory Area Office on December 22, 2023. The successful premium bid for this auction was \$4,000. Personal Property was valued at \$972,500 by the Department's appraiser and established the value of the Personal Property to be paid by the subsequent lessee. This lease was offered for a 5-year term. Attachment 2 summarizes the results of the live auction.

Auction participants were notified of the time period (20 days from the date of the auction) within which an appeal to the State Board of Land Commissioners (Land Board) was available to each participant. The 20-day appeal period has expired, and no appeals to the Land Board were received by the Department.

Idaho Code § 58-310(4) provides that the Land Board has the right to reject any bid made at a live auction where fraud or collusion are present, or for any reason, all within the sole discretion of the Land Board. The Department completed the lease auction process in accordance with existing statutes, rules, and procedures and did not observe any indication of fraud or collusion related to this process.

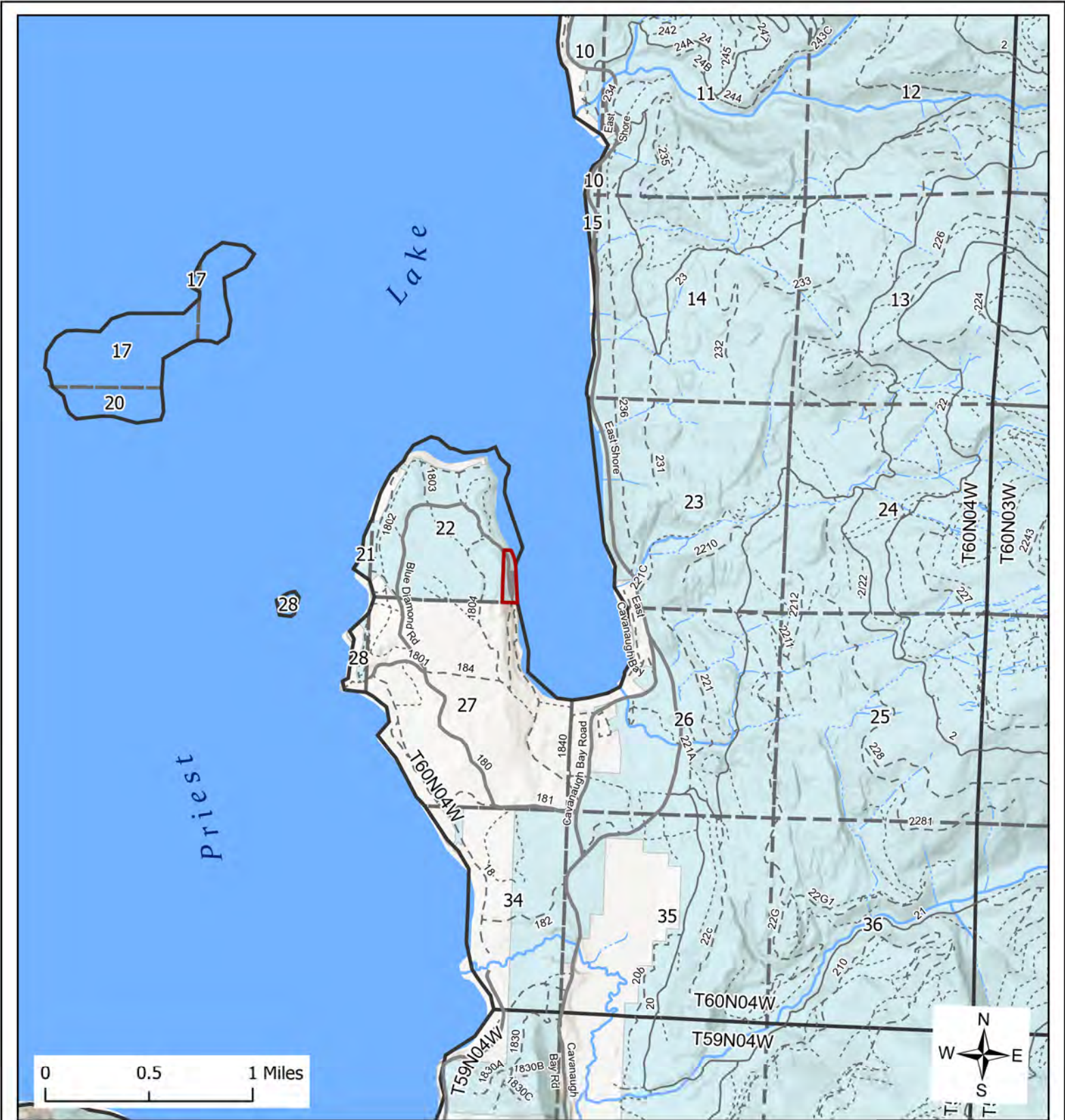
Recommendation

Direct the Department to award commercial recreation lease M100018 to the high bidder, Rocky Point Marina Corporation.

Board Action

Attachments

1. Site Maps
2. Summary of Auction Results

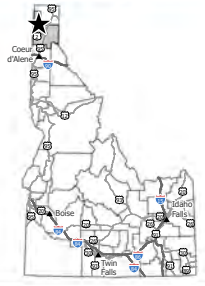


- Proposed Lease
- County
- Secondary
- Spur
- Spur-No Show
- USFS
- State
- Private

M100018
 Sec. 22
 T60N - R04W
 Bonner County, Idaho
 8/23/2023



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.





- Subject Lease
- Township
- Section
- State
- Private
- Existing Roads

M100018
 T 60N & R 04W Sec 22
 Bonner County, Idaho

1/2/2024



Map Notes

Projection: Idaho Transverse Mercator, NAD 83
 Map Notes and Data Sources

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Vicinity Map



Summary of December 22, 2023 Commercial Recreation Lease Live Auction

Supervisory Area	Lease Number	Endowment	Lease Term (Years)	Acres	Improvement Value	# of Participants	# of Bids	High Bid Amount	High Bidder
Priest Lake	M100018	PS	5	9.88	\$972,500	2	2	\$4,000	Rocky Point Marina Corporation

Total: \$4,000