

STATE BOARD OF LAND COMMISSIONERS

September 17, 2024

Consent Agenda

Subject

Appaloosa #2 Energy Lease Approval

Question Presented

Shall the Land Board direct the Department to move forward with the final steps of executing the Appaloosa #2 lease?

Background

In 2019, NorthRenew applied to lease endowment land in Elmore County for an energy project known as Appaloosa Wind and Solar. Since that time, the Idaho Department of Lands (Department) has worked with NorthRenew to develop two energy leases. The first lease associated with this project (M600089) was executed on November 15, 2022, prior to the State Board of Land Commissioners (Land Board) adoption of the Energy Leasing Policy. Appaloosa #2 (M600099) is the second lease associated with this project and is ready for lease execution, pending updates to the lease template per the recently approved Energy Leasing Policy.

Discussion

M600099 is an "add-on" to the first Appaloosa lease, and is a 280-acre lease in Elmore County with a term of 49 years. It is expected that between 1-2 turbines will be constructed on the leased premises within 3-5 years of execution. Lease development, advertisement, and auction processes have been completed in accordance with established leasing policy and procedure. Lease development included a consultation with Elmore County Commissioners, a public meeting, and establishment of a comment period, due to the lease term being over 20 years in length. No public comments were received, and no significant concerns were raised by the County or public. A majority of this project is located on adjacent private property. The lease was ready for execution by the Land Board in August of 2023, but energy leasing activities were paused to develop the Energy Leasing Policy, adopted on June 18, 2024.

The wind energy lease template is currently being updated to reflect the changes required by the Energy Leasing Policy. Once updated and reviewed by the lessee, the lease will be ready for execution by both the lessee and the Land Board.

Maps of lease M600099 are provided as Attachments 1 and 2. Basic information regarding the Appaloosa Wind and Solar Project on endowment lands is listed below.

Appaloosa Lease #1 (Executed)

Developer	NorthRenew
Location	Elmore County, SE of Mountain Home
Type	Wind Turbines (10-11)
Acres	1,080

Estimated Annual Revenue

Phase 1	\$27,000
Phase 2	\$33,000
Phase 3	\$132,000

Appaloosa Lease #2 (Pending)

Developer	NorthRenew
Location	Elmore County, SE of Mountain Home
Type	Wind Turbines (1-2)
Acres	280

Estimated Annual Revenue

Phase 1	\$7,000
Phase 2	\$6,000
Phase 3	\$24,000

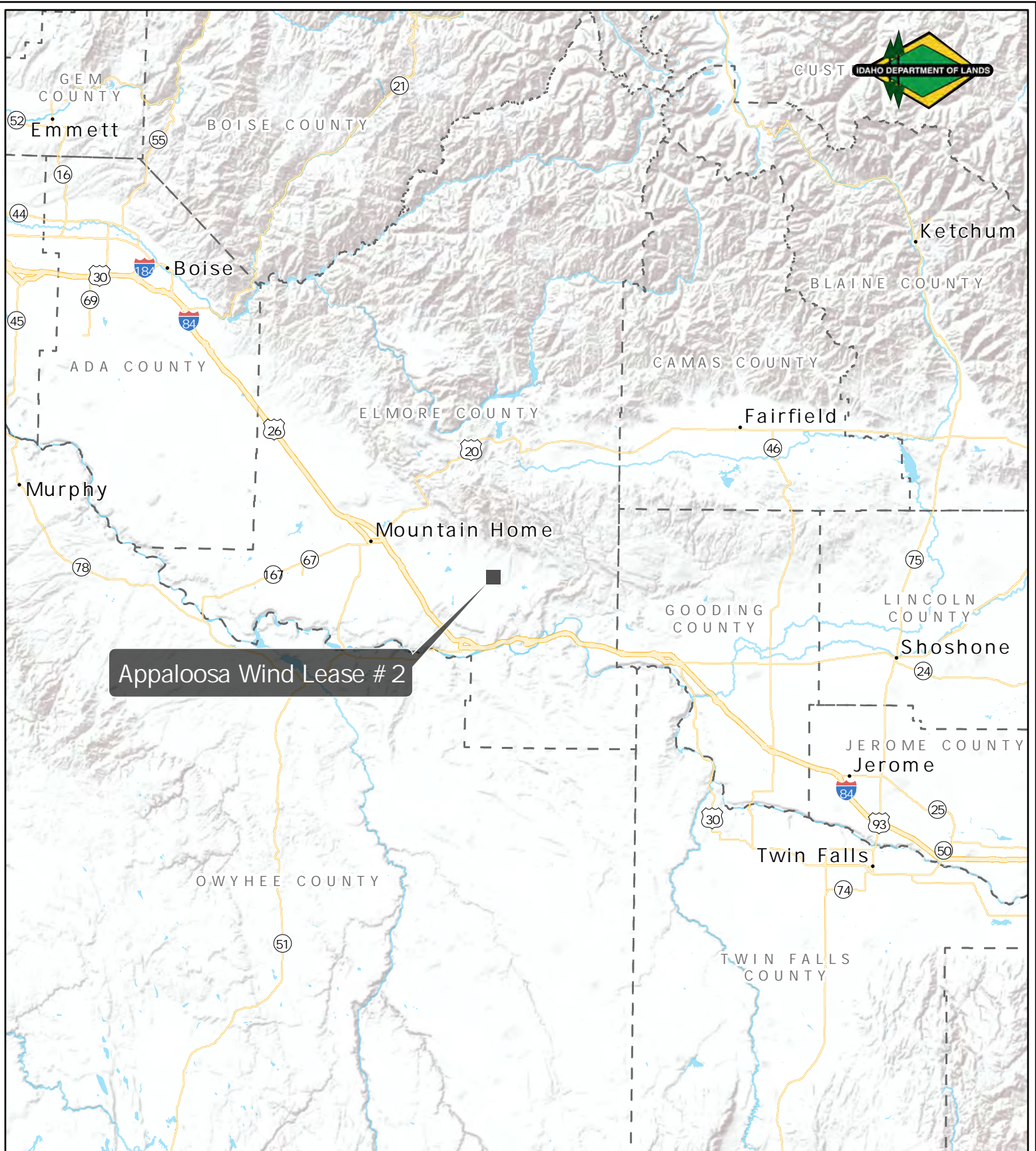
Recommendation

Direct the Department to move forward with lease execution, pending update of the energy lease template.

Board Action

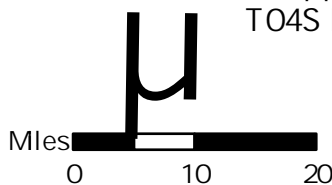
Attachments

1. Vicinity Map
2. Detail Map



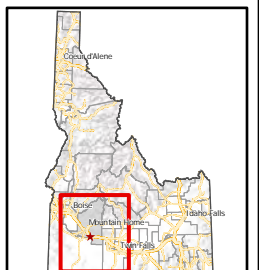
- Appaloosa Wind Lease
- Interstate
- United States
- Idaho
- City
- County

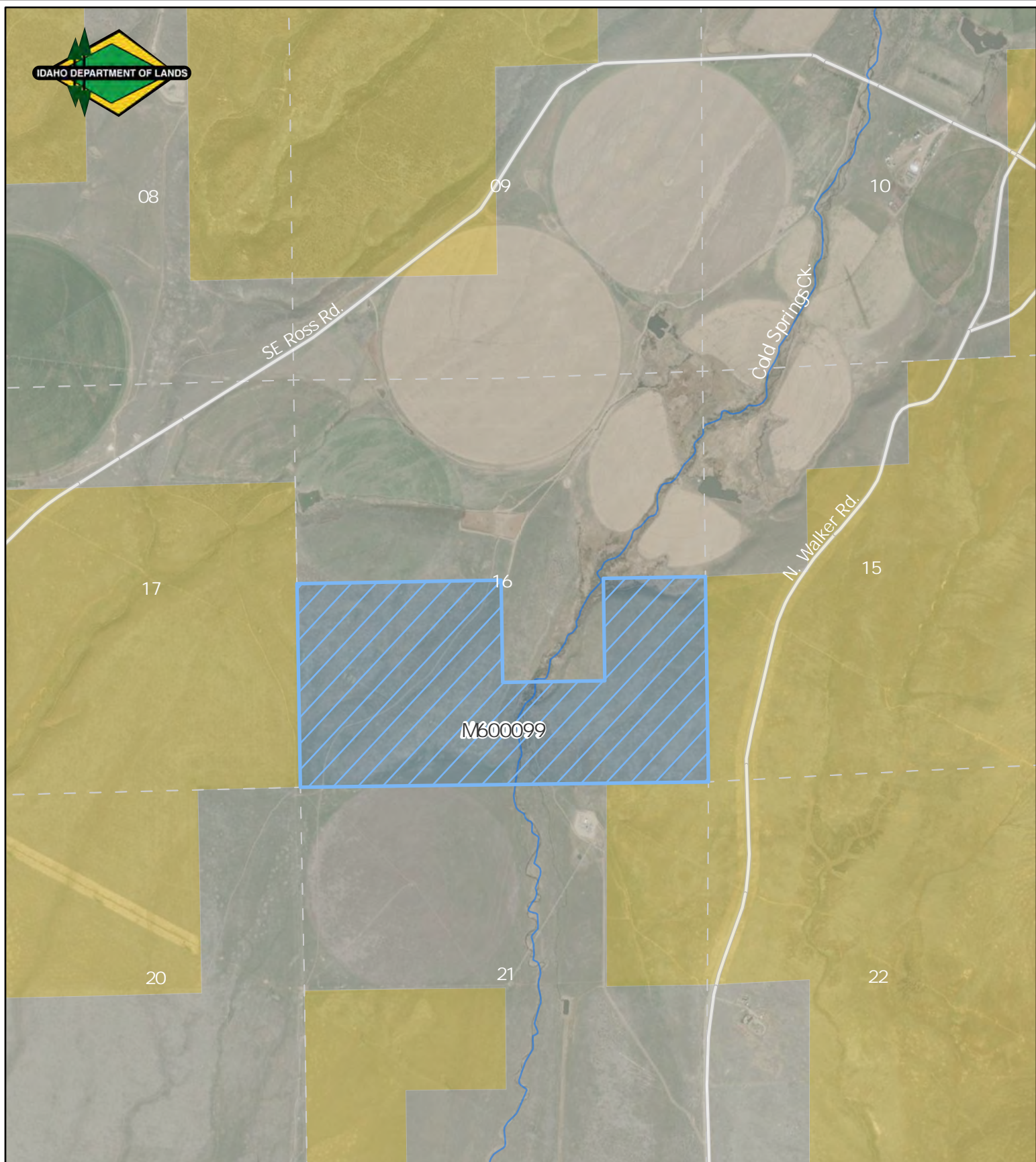
Idaho Department of Lands
 Southwest Area
 Elmore County
 9/15/2022



Appaloosa Wind Lease #2
 T04S R09E - Sec. 16 - SW¼,
 NESE, SWSE, SESE
 Acreage = 280
 Scale: 1:1,000,000

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.

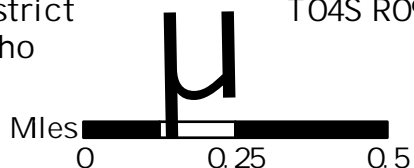




- Appaloosa Wind Lease
- Main Road
- Streams
- BLM
- Private
- State

Idaho Department of Lands
Southwest Area/District
Elmore County, Idaho
9/15/2022

Appaloosa Wind Lease #2
T04S R09E - Sec. 16 - SW 1/4,
NESE, SWSE, SESE
Acreage = 280
Scale: 1: 20,000



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