

# **STATE BOARD OF LAND COMMISSIONERS**

September 16, 2025

Regular Agenda

## **Subject**

Energy Lease Auction Results and Final Approval of Energy Lease M600110.

## **Question Presented**

Shall the Land Board approve auction results for lease M600110, provide final approval of lease M600110, and direct the Department to award the lease to the high bidder at the live auction?

## **Background**

Lease M600110 is a pending solar lease, also known as the Hornstone Solar Project, covering approximately 5,233 acres of marginal grazing land in what is known as the Orchard Block (Attachment 1). The lease is expected to bring between \$3-5 million in revenue once in full production. On April 15, 2025, the State Board of Land Commissioners (Land Board) provided initial approval to finalize and advertise lease M600110.

During the advertisement of lease M600110, the Idaho Department of Lands (Department) received two additional applications. 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 purpose of securing a single lessee for lease M600110, a live auction was held in the Boise Staff Office on August 5, 2025, with a total of three applicants. The successful premium bid for this auction was \$215,000 made by D.E. Shaw Renewable Investments (DESRI). Attachment 2 summarizes the results of the live auction.

Auction participants were notified of a 20-day period to make an appeal to the Land Board. The 20-day appeal period has expired, and no appeals 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 is 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.

Ada County Commissioners were given the opportunity to consult with the Department, which was waived. Commissioners instead requested that the Department attend an upcoming public hearing about the project.

Upon the Land Board's approval, lease M600110 is ready to be finalized and executed.

### **M600110 Solar Lease Stats**

Developer	DESRI (D.E. Shaw Renewable Investments)
Project Name	Hornstone Solar
Location	Ada County, Orchard Block (14 miles SE of Boise)
Type	Solar (Photovoltaics)
Acres	Approximately 5,233

### **Estimated Annual Revenue**

Phase 1 (Development)	\$156,000, with annual escalation, and a commencement fee of \$52,000
Phase 2 (Construction)	\$375,000, with annual escalation
Phase 3 (Production)	\$3-5 million, with annual escalation
Phase 4 (Decommissioning)	\$3-5 million, with annual escalation

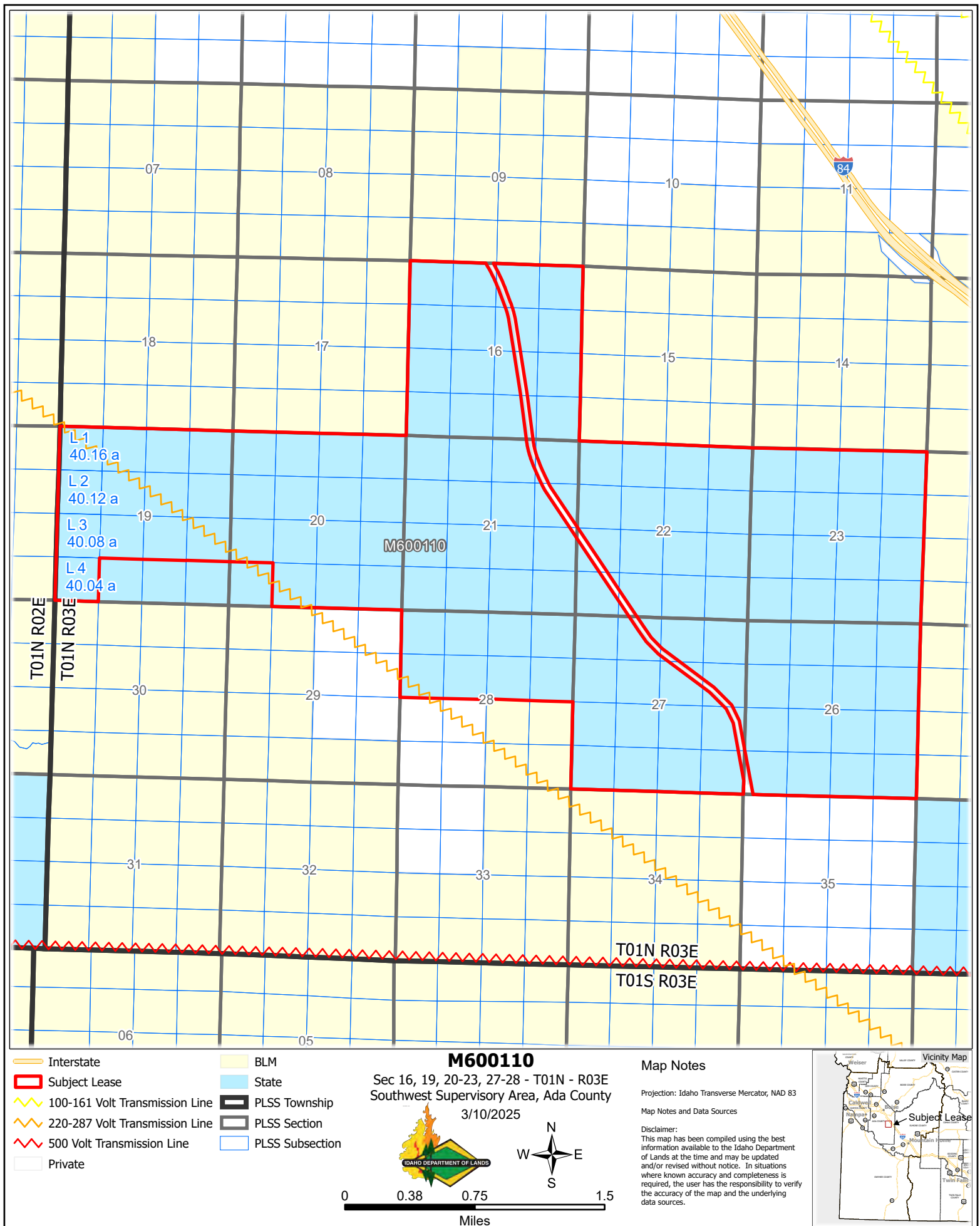
### **Recommendation**

Approve auction results for lease M600110, provide final approval of lease M600110, and direct the Department to award the lease to D.E. Shaw Renewable Investments.

### **Board Action**

### **Attachments**

1. Lease Map
2. Auction Summary



Summary of August 5, 2025 Solar Lease Live Auction

Supervisory Area	Lease Number	Endowment	Lease Term (Years)	Acres	Lease Type	# of Participants	# of Bids	High Bid Amount	High Bidder
Southwest Area	M600110	PS and CI	49	5,288	Solar	3	9	\$215,000.00	DESRI (Hornstone Solar, LLC)