The New Mexico Commissioner of Public Lands (“Commissioner”) will accept sealed bids seeking the highest and best bid for a long-term commercial business lease of 1,034.51 +/- acres of state trust land for a renewable energy project. The entire bid packet is incorporated with this notice and is available at http://www.nmstatelands.org.

The land is proposed to be leased pursuant to State Land Office Rule 2.5.C.2 - Renewables, and is subject to the terms and conditions authorized in the Lease. The term of the Lease for fifty-five (55) years. Per Section 4.1 of the Lease, the lessee shall pay the lowest bid for the land and the rights and privileges granted to the lessee.

1. Requirements and Qualification of Bidders & Required Deposits: Only qualified bidders may submit a sealed bid. In order to qualify to submit a sealed bid, prospective bidders must submit the following:

   a) a completed application meeting the statement of minimum qualifications - Exhibit 5
   b) an application fee of five hundred dollars ($500.00)
   c) a transaction deposit (estimated advertising) in the amount of ten thousand dollars ($10,000.00);
   d) the first year’s rent in the amount of two thousand sixty-nine dollars and two cents ($2,069.02). A bidder and their guarantee must deposit the required application and deposit fees with the Commissioner, or the Commissioner reserves the right to declare the bidder non-qualified.

2. Step One: Application & Deposit Submittal: The application, application fee and qualification deposit must be received at the New Mexico State Land Office, P.O. Box 1148, Santa Fe, NM, 87504 or 310 Old Santa Fe Trail, Santa Fe, NM, 87501, Attn: Commissioner of Public Lands, no later than 3:00 p.m. (MST) on February 24, 2020.

3. Requirements and Qualification of Bidders & Required Deposits: Only qualified bidders may submit a sealed bid. In order to qualify to submit a sealed bid, prospective bidders must submit the following:

   a) a completed application meeting the statement of minimum qualifications - Exhibit 5
   b) an application fee of five hundred dollars ($500.00)
   c) a transaction deposit (estimated advertising) in the amount of ten thousand dollars ($10,000.00);
   d) the first year’s rent in the amount of two thousand sixty-nine dollars and two cents ($2,069.02). A bidder and their guarantee must deposit the required application and deposit fees with the Commissioner, or the Commissioner reserves the right to declare the bidder non-qualified.

4. Minimum Operations Phase Rent:

   a) The greater of $28,000, $4,000/MW Installed Capacity, or $12.00 /acre of Leased Premises / Year
   b) The greater of $28,000, $4,000/MW Installed Capacity, or $6.00 /acre of Leased Premises / Year
   c) The greater of $28,000, $4,000/MW Installed Capacity, or $3.00 /acre of Leased Premises / Year

5. Operation Phase Years: Minimum Operations Phase Rent:

   a) Year 1-9 $28,000
   b) Year 10-18 $36,000
   c) Year 19-25 $44,000
   d) Year 26-31 $52,000
   e) Year 32-37 $60,000
   f) Year 38-44 $68,000
   g) Year 45-50 $76,000
   h) Year 51-55 $84,000

6. Decommissioning Phase Rent. Lessee shall pay Lessor one-time Decommissioning Phase Rent of three dollars ($3.00) per acre or four thousand dollars ($4,000.00) whichever is greater. The Lease contains a further provision, including a Ground Disturbance Fee (Section 4.2.1) and a WTG (wind turbine generator) Installation Fee (Section 4.2.2). Additional Operation Base Rent parameters, including Percent Operations Base Rent, are referenced in Section 4.1 of the Lease Exhibit B.

7. Sealed Bid Auction: The auction will be in the form of a sealed bid. Only bidders who have submitted a complete application and met the qualification requirements may submit a sealed bid. The minimum bonus bid amount is fifty thousand dollars ($50,000.00) with additional amounts in increments of ten thousand dollars ($10,000.00) required for the successful bidder to be awarded the lease. An application and deposit meeting the requirements must be submitted by mail, express delivery, or in person to the Commissioner in the amount of $250.00 ($250.00) on February 24, 2020.

8. How to Get Additional Information: Additional information is available in the Bid Packet. The Bid Packet is incorporated in this Notice by reference and should be reviewed in detail before attempting to qualify for bid. For additional information about this lease or in copy of the Bid Packet, please go to http://www.nmstatelands.org or contact:

   Jeremy Lewis
   Director, Office of Renewable Energy
   505-827-5741
   jlewis@slo.state.nm.us

   Disabled individuals who require aid to participate in the long-term Lease Auction may call (505) 827-5760; Fax (505) 827-5767; or email messages to jlewis@slo.state.nm.us. Upon request, these documents may be available in alternative formats. Details about Government Procurement Programs are available at the New Mexico Commission of Public Lands, 505-827-5766 and /or TTY (800) 659-8331. Upon request, these documents may be available in alternative formats.

Dated at Santa Fe, New Mexico, this 7th day of December, 2019.

Stephanie Garcia Richard
Commissioner of Public Lands