

Wyoming Office of State Lands and Investments

122 West 25th Street
Cheyenne, WY 82002
Phone: 307-777-6633



MARK GORDON
Governor
JENIFER E. SCOGGIN
Director

Q: How many acres are included in this solicitation?

A: The nine separate tracts encompass about 23 acres in total. Proposals will be accepted for individual tracts, all nine (9) tracts together, or any combination of tracts thereof.

Q: Will there be a right of first refusal for current TUP holders?

A: There is no right of first refusal for current TUP holders.

Q: What if my proposed commercial development is for longer than 5 years?

A: Should a proposal exceed the 5-year maximum per Section 2.7.10 of the Solicitation Packet, you are still encouraged to submit the proposal. Please describe the desired term that would be most appropriate for the proposal and a description of why a longer term is optimal.

Q: Is there a survey you can provide? Or a geotechnical report?

A: OSLI does not possess any additional surveys or geotechnical reports. However, should a proponent feel a survey is needed, it can obtain an Authorization to Survey permit to conduct its own survey of a tract. For inquiries about surveying and the associated permits, please contact tyler.seno@wyo.gov.

Q: Will there be an opportunity to match bids for proposals submitted on the same parcel?

A: There is no right to match bids. However, should there be several proposals on one tract, an auction process may be employed to determine the best proposal. OSLI reserves the right to initiate an auction process based on the response to this solicitation and other external factors that OSLI deems relevant.

Q: What is the permit duration, are we allowed to request a lease for 30 years?

A: Per Section 2.7.10 of the Solicitation Packet, the permit term cannot exceed five (5) years. However, all applicants should submit their proposals with a term length that is optimal for their individual needs, and a description of why a longer term is optimal.

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Q: Would 200-400 deed restricted workforce housing units be an acceptable commercial use providing public benefit?

A: The appropriateness of any proposal will only be determined after the proposal submission deadline. All respondents are encouraged to submit any proposal during the solicitation period.

Q: Is it possible to get a list of existing permit holders and what they are currently paying?

A: See chart below

TUP	Permittee	Acreage	Rent/Acre	Annual Rent	Expiration Date
1701	Wyoming Balloon Co.	4.76	\$1,229.83	\$5,854.80	5/1/2022
1699	Teton County Road and Levee Dept.	1.91	\$1,230	\$2,349.30	5/1/2022
3064	Arbor Works Tree Service LLC	1.4	\$1,230	\$1,722	5/1/2022
857	Trees R Us Tree Service Inc.	1.91	\$1,230	\$2,349.30	5/1/2022
2579	Watsabaugh Excavation Inc.	0.91	\$1,230	\$1,119.30	5/1/2022
2806	Eastman Excavation and Timber Works	1.09	\$1,230	\$1,340.70	5/15/2022
1510	Growin' Green Inc.	3.81	\$1,072	\$4,086.30	5/1/2022
1700	Yellow Iron Excavating	5.73	\$1,230	\$7,047.90	5/1/2022
2154	THL II Inc.	4.8	\$1,230	\$5,904.00	5/1/2022

Q: Do any of the existing parcels have a well? If an economic case exists, would the state be open to permitting a well (drilling, installation, lease of water rights, etc.)?

A: There are currently no permitted wells located within the boundaries of the parcel being offered for solicitation. If a well is required for your project, please note that within your proposal. Wells may be allowed and must be approved by the Board of Land Commissioners and the State Engineer's Office.