



## NORTHERN LARAMIE RANGE ALLIANCE

May 12, 2009

Ms. Lynne Boomgaarden, Director  
Office of State Lands & Investments  
Herschler Building, 3<sup>rd</sup> Floor West  
122 West 25<sup>th</sup> Street  
Cheyenne, WY 82001

Re: Wasatch Wind Application for Commercial Leases  
On State Land In the Northern Laramie Mountains

Dear Ms. Boomgaarden:

On February 13, 2009, Wasatch Wind Intermountain, LLC (Wasatch), filed two applications for “special use” leases on a total of more than 13,000 acres of state land in the Northern Laramie Mountains in Converse, Natrona and Albany counties. Copies of these applications and the associated map of Wasatch’s “areas of interest” are attached.

Wasatch’s intention is to promote (with no local public involvement) a large, industrial-scale wind farm project in this area. This is inappropriate for many reasons – environmental, historical, social and economic – which our organization has documented in a meeting of more than 200 opponents of this project in Douglas last week and in an extensive letter to Wasatch’s backers (copy attached).

From the perspective of the Office of State Lands & Investments, however, with its obligation to manage public lands for the benefit of education in the State, the issue is different: Does Wasatch have the financial capacity to deliver what it promises in its application, namely, to develop an industrial-scale wind project that will generate the royalty income specified in paragraph 8 of the applications. The evidence is that Wasatch does not have this capacity:

- Its track record contains nothing to suggest it can complete a project of its intended scale: Since its founding by a self-described “serial entrepreneur” in 2002, Wasatch has installed a total of 9 wind turbines in a single project in Utah.
- As far as we have been able to determine, Wasatch’s principal backers are two small private equity firms. One, MAP Royalty of Palo Alto, California, invests approximately \$100 million per year across its portfolio of holdings. The other, Element Partners of Radnor, Pennsylvania, has a round \$800 million under management. This backing is not certain – both firms market their investment management services on the basis of their “green” credentials, which is clearly inconsistent with the motives behind this proposal and its likely impact on the environment and community in the area.

Wasatch’s *pro forma* lease agreement (copy attached) provides that the rights contributed by landowners to its venture (rights with a value far in excess of the \$6/acre/year pre-construction fee it proposes to pay) can be transferred without consent of the landholder. It also provides that Wasatch is under no obligation to build turbines and that it can cancel the agreement at any time without cause. This strongly suggests

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that Wasatch's strategy – consistent with the “serial entrepreneur” background of its founder - is to assemble a portfolio of rights potential wind property and resell that portfolio to an entity with the financial resources to carry out the development.

At a minimum, we believe the State Board of Lands & Investments should insist on extensive evidence of Wasatch's financial capacity to carry out the development it promises before proceeding further with action toward granting special use rights on any of the parcels included in Wasatch's applications.

In the meantime, the Northern Laramie Range Alliance is forwarding copies of the two Wasatch applications to all of the landholders currently leasing the targeted parcels for grazing, to ensure they are aware of this potential threat to their interests.

As a final note, we and others in the affected communities have been disappointed at the utter lack of transparency surrounding this project, which could, if completed, industrialize one of the most pristine mountain landscapes in the eastern part of the State. We're certain that you and your colleagues in State Government must share this concern, and will work with us to ensure that any further activity of this kind is carried out with full opportunity for affected landholders and other members of the community to participate.

Thanks very much, in advance, for your consideration.

Sincerely,

The Northern Laramie Range Alliance

Kenneth G. Lay  
White Creek Ranch  
1351 Boxelder Road  
P.O. Box 1985  
Glenrock, WY 82637

Tom E. Swanson  
Echo Mountain Ranch  
P.O. Box 3215  
Casper, WY 82602

Sharon Rodeman  
11700 West Zero Road  
Casper, WY 82604

Diemer True  
Diamond Ranches  
350 B Big Horn Road  
Casper, WY 82601

Attachments: Wasatch State Lease Applications and Map  
April 6, 2009 Letter to Wasatch Backers (Professor Jane Woodward, Chief Executive Officer with MAP Royalty, Inc., and David F. Lincoln, Managing Partner with Element Partners)  
Wasatch *Pro Forma* Wind Lease

cc: Honorable Dave Freudenthal, Governor of the State of Wyoming w/attachments  
Aaron Clark, Special Advisor to the Governor on Energy Infrastructure w/attachments  
Butch Parks, Commercial Property Manager, Office of State Land & Investments w/attachments