

AGENDA SHEET FOR COMMISSIONER'S MEETING OF: December 7, 2010

SUBMITTING DEPARTMENT: Parks, Recreation & Golf

CONTACT PERSON: Doug Chase

PHONE NUMBER: 477-2720

CHECK TYPE OF MEETING ITEM BELOW:

- BID OPENING:**
2:00 PM CONSENT AGENDA:
5:00 PM LEGISLATIVE SESSION:

BY LEAVE: (Item Title)

SPECIAL SESSION: (Item Title)

9:30 AM BOARD BRIEFING:

BELOW FOR CLERKS USE ONLY:

Clerk's Resolution No. _____
Approved: (Majority – Unanimous) _____
Denied: (Majority – Unanimous) _____
Renews/Amends No. _____

Public Works No. _____

Purchasing Dept. No. _____

AGENDA TITLE: In the matter of considering the recommendation of the Spokane County Parks Advisory Committee and the Spokane County Conservation Futures Land Evaluation Committee concerning financing options available for acquiring properties on the 2010 Conservation Futures Prioritized Acquisition List.

RECOMMENDATION: “Advisory Only”, Continue with “pay as you go” acquisition strategy as funding and grants become available. It was determined that this option provides the greatest long-term flexibility to the program. The Spokane County Parks Advisory Committee and the Spokane County Conservation Futures Land Evaluation Committee (made up of representatives of the City of Spokane Park Board and the Spokane County Park Advisory Committee) have deliberated on several financing scenarios and evaluated how pursuing each option may affect both the short and long-term viability of the Conservation Futures Program.

BACKGROUND (Attach separate sheet(s) if necessary):

In response to public input expressing a strong interest in the 2010 Conservation Futures Nomination Round and the quantity and quality of nominations received, together with impressions about the current real estate market and generally low values, the Spokane County Parks Advisory Committee and the Land Evaluation Committee reviewed and deliberated on research that was provided by County staff addressing the following financing scenarios as strategies for acquiring properties on the 2010 Prioritized Acquisition List:

- **Option A:** “Pay As We Go” option. Continue to acquire properties as funding and grants become available. Maximizes flexibility and funding available for long-term, future rounds; reduces buying power in the short-term. Staff estimates that in 2011, \$972,904 of new funds would become available for acquiring 2010 Prioritized Acquisition List properties. Over the likely 5-year period for the current 2010 program, \$5,006,693.00 would be available. Estimated total funds available for property acquisition with this scenario over a 20-year period (not including potential for grants) is \$23,349,990.00.
- **Option B:** If Spokane County were to dedicate 30% of the annual acquisition portion of the Conservation Futures Tax Levy revenue towards debt service on a 20-year bond, \$5,735,000 could be obtained immediately through bond proceeds. From this amount, the PAC and the LEC would recommend paying off the Spokane River Falls Acquisition (YMCA) immediately to take advantage of a lower interest rate and using the remaining cash on acquisition of new properties. In 2011, \$2,242,904 of new funds would become available for acquiring 2010 Prioritized Acquisition List properties. Over the likely 5-year period for the current 2010 program, \$5,976,679.00 would be available. Estimated total funds available for property acquisition with this scenario over a 20-year period (not including potential for grants) is \$22,144,977.00.

- **Option C:** If Spokane County were to dedicate 35% of the annual acquisition portion of the Conservation Futures Tax Levy revenue towards debt service on a 20-year bond, \$6,951,304 could be obtained immediately through bond proceeds. From this amount, the PAC and the LEC would recommend paying off the YMCA immediately to take advantage of a lower interest rate and using the remaining cash on acquisition of new properties. In 2011, \$3,386,620 of new funds would become available for acquiring 2010 Prioritized Acquisition List properties. Over the likely 5-year period for the current 2010 program, \$6,824,179.00 would be available. Estimated total funds available for property acquisition with this scenario over a 20-year period (not including potential for grants) is \$21,904,977.00.
 - **Option D:** If Spokane County were to dedicate 40% of the annual acquisition portion of the Conservation Futures Tax Levy revenue towards debt service on a 20-year bond, \$7,945,000 could be obtained immediately through bond proceeds. From this amount, the PAC and the LEC would recommend paying off the YMCA immediately to take advantage of a lower interest rate and using the remaining cash on acquisition of new properties. In 2011, \$4,307,904 of new funds would become available for acquiring 2010 Prioritized Acquisition List properties. Over the likely 5-year period for the current 2010 program, \$7,461,679.00 would be available. Estimated total funds available for property acquisition with this scenario over a 20-year period (not including potential for grants) is \$21,454,977.00.
 - **Option E:** If Spokane County were to dedicate 50% of the annual acquisition portion of the Conservation Futures Tax Levy revenue towards debt service on a 20-year bond, \$9,915,000 could be obtained immediately through bond proceeds. From this amount, the PAC and the LEC would recommend paying off the YMCA immediately to take advantage of a lower interest rate and using the remaining cash on acquisition of new properties. In 2011, \$6,137,904 of new funds would become available for acquiring 2010 Prioritized Acquisition List properties. Over the likely 5-year period for the current 2010 program, \$8,731,679.00 would be available. Estimated total funds available for property acquisition with this scenario over a 20-year period (not including potential for grants) is \$20,624,977.00.
- Please see attached tables showing details of Option “A” - “Pay As We Go” scenario as well as Options B through E – “Bonding” scenarios.

FISCAL IMPACT: Fiscal impacts are outlined in detail within each “option” as well as within the chart provided below.

SIGNATURES:



Doug Chase, Director
Spokane County Parks Recreation & Golf