

AGENDA SHEET FOR COMMISSIONER'S MEETING OF: December 7th, 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 the 2010 Conservation Futures Prioritized Acquisition List.

RECOMMENDATION: Yes, please approve. 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 forwarded the attached Conservation Futures 2010 Prioritized Acquisition list with the following recommendations:

- Consistent with the approved 2010 Conservation Futures Program Overview, upon approval of 2010 Prioritized Acquisition List, all previous Conservation Futures acquisition lists be rescinded and replaced with the new list.
- That two former priority nominations which are currently being pursued for acquisition and/or are under an existing Purchase and Sale Agreement otherwise known as Big Rock and Antoine Peak Phase 3, remain unaffected by the above action.
- That Spokane County enter into a lease with Washington State Department of Natural Resources Trust Land Transfer Program for Knight's Lake, NW-03-10, as soon as practicable in order to obtain the deepest possible discount on the property's fee title purchase.
- Upon acquisition of fee title to Knight's Lake, NW-03-10, Spokane County accepts a \$100,000 endowment towards the long-term care and maintenance of the Knight's Lake property offered by neighbors of the property.
- Dishman Hills nomination, SE-02-10, be acquired with the condition that the Dishman Hills Natural Area Association (DHNA) contributes 50% of the appraised value (based on a 2010 appraisal obtained and provided by the Association) and that the DHNA strongly considers the same percentage "match" if the subsequent appraised values are found to be higher than the Association's appraisal.
- Similar to the examples above, the evaluation and ranking process has in many cases taken into account various unique written commitments associated with individual nominated properties such as discounted pricing, volunteer maintenance, etc. to an extent that it is not feasible to list each and every item. It is hereby conditioned that during the acquisition phase, said commitments shall be carefully reviewed for implementation as may be feasible and applicable to a nominated property's ranking. Should a commitment not materialize, Spokane County reserves the right to remove said property from the list and/or otherwise amend the List at any time.

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

The Spokane County Parks Advisory Committee reviewed and accepted the Conservation Futures Land Evaluation Committee's "Prioritized Acquisition List" at their December 1st, 2010, public meeting and by unanimous vote does hereby pass their recommendation on to the Board of County Commissioners for consideration. The recommended Prioritized Acquisition List contains 36 properties, of which all of have been ranked in a prioritized manner with #1 being the top-ranked property and #36 being the lowest ranked property to be considered for acquisition with Conservation Futures Tax Levy funds. The process laid out in the 2010 Program Overview approved by the Board of County Commissioners during the April 20th, 2010 CEO briefing was

adhered to throughout the current nomination round (please see attached 2010 Conservation Futures process flowchart).

Thirty-six (36) completed nominations were received by staff during the open nomination period (May 1st through July 31st, 2010). Advertisements soliciting nominations for the 2010 Nomination Round were placed in the Spokesman Review, the Inlander, Out There Monthly, and community newspapers in Cheney, Deer Park, and Liberty Lake on the first weeks of May and July. The ranking was formulated through site visits by the Land Evaluation Committee (September 20th-22nd, 2010), committee members scoring each property based on the 2010 Evaluation Criteria, and committee members considering public input received during the public comment period (September 27th-October 19th) and the well-attended public meeting at the IMAX in Riverfront Park on October 12th, 2010.

Knight's Lake: The #1 ranked property has several details that merit review. The property is being offered at an estimated discount of 80 to 90% off the fair market value through the Washington State Department of Natural Resources (DNR) Trust Land Transfer Program (TLT). According to DNR, the TLT program strives to improve returns from state trust land recognizing that not all trust lands are best suited for income production. Some lands have important social or ecological values that are desirable of protection for public use and benefit. Knight's Lake was identified in the most recent TLT program (2009-2011) for transfer to a different public agency; if Spokane County accepts the TLT lease, DNR will be compensated for the timber value by the Washington State Legislature. In this scenario, Spokane County would obtain a no-cost lease for 50 years and then purchase the land with the encumbrance of the 50-year lease on it, which encumbrance is estimated at 80-90% of fair market value. A purchase of the underlying fee interest (i.e. the difference between the lease encumbrance and the fair market value, or 10-20%) would convey full property ownership to Spokane County as the lease would immediately merge into the county's underlying land ownership. Because the property will be used for public recreation and wildlife, the lease and purchase opportunity is a perfect fit with the operation and maintenance of Knight's Lake as a Conservation Futures property. In addition to these considerations, neighbors who would like to remain anonymous have pledged a \$100,000 endowment for the long-term care and maintenance of the property (see attached letter).

- Please see attached 2010 Conservation Futures process flowchart.
- Please see attached table showing the 2010 Prioritized Acquisition List as recommended by the Parks Advisory Committee and Conservatin Futures Land Evaluation Committee.
- Please see attached corresponding map of the 2010 nominations.
- Please see attached letter regarding the Knight's Lake \$100,000 endowment.
- Please see attached letter regarding DHNAA's offer to pay 50% of the purchase price for the Dishman Hills property.

FISCAL IMPACT:

Funds needed to purchase Prioritized Acquisition List properties were approved by the Board of County Commissioners as a result of a very favorable advisory vote held on November 6th, 2007. Specifically, the Commissioners have put in place the collection of "up to" 6-cents per \$1,000 of assessed valuation against all taxable property with Spokane County (2011 rate is 4.24-cents per \$1,000). Of this annual revenue, 15% is dedicated to the maintenance and operations (M&O) of acquired properties.

SIGNATURES:



Doug Chase, Director
Spokane County Parks Recreation & Golf