

PROPOSED LAND TRANSACTIONS

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GREEN SHEET

Meeting/Workshop: April, 2, 3 & 4, 2009
Agenda Item: PROPOSED LAND TRANSACTION
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following action:

1. Proposed acquisition of 1.07 acre property in Snohomish County.
2. Proposed donation of 8.66 acre property in Whatcom County.

Policy issue(s) you are bringing to the Commission for consideration:

Protection of critical wildlife habitat and providing public recreation opportunity.

Public involvement process used and what you learned:

Item 1 was approved through a competitive grant process.

Action requested (identify the specific Commission decisions you are seeking):

Approval of the proposed land transactions as presented.

Draft motion language:

Motion to approve the proposed land transactions as presented.

Justification for Commission action:

This action will address protection of critical wildlife habitat.

**Budget Detail for April 2-4, 2009 Fish and Wildlife Commission Meeting
Land Acquisition Agenda Item**

Item	Acre	Purchase Price	Project Name	Fund Source	Approp. Authority	Approp. Balance	Original Grant Amount	Pre Action Grant Balance	**Post Action Grant Balance
Monson Property	1.07	\$335,000.00	English Boom-Leque Island	USFWS	Q21	\$6,627,166.00	\$ 977,000.00	\$ 641,079.00	\$ 438,254.00
Monson Property			English Boom-Leque Island	SRFB	Z41		\$ 370,000.00	\$ 341,580.00	\$ 254,655.00
				Landmark	Q21			\$ 72,694.00	\$ 17,694.00

USFWS = United States Fish & Wildlife Service
 SRFB= Salmon Recovery Funding Board
 Landmark = Received from the sale of Surplus Land

The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance.

** Post Action Grant Balance

**STATE OF WASHINGTON
DEPARTMENT OF FISH AND WILDLIFE
WILDLIFE PROGRAM
LANDS DIVISION
REAL ESTATE SERVICES**

April 3, 2009

MEMORANDUM

TO: Phil Anderson
Interim Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 1: PROPOSED ACQUISITION OF THE MONSON PROPERTY,
SKAGIT WILDLIFE AREA, SNOHOMISH COUNTY**

The Department of Fish and Wildlife (WDFW) has successfully negotiated an option to purchase the 1.07 acre David and Hilde Monson property on Leque Island in Snohomish County. This property has been approved for acquisition and funded by a grant from the US Fish and Wildlife Service Coastal Wetlands Conservation Program, and the Salmon Recovery Funding Board. Authority for this acquisition is provided by the capital budget.

This property is located approximately one mile southwest of Stanwood, off State Highway 532. It is an inholding in the Leque Island Wildlife Unit which is an important migration corridor between Skagit Bay and Port Susan Bay for waterfowl, in particular Wrangel Island Snow Geese.

This one acre parcel is the last remaining in-holding inside the dike at Leque Island, and includes a single family residential dwelling. Restoration plans are underway, and the purchase of this parcel will allow expansion of the restoration area, removal of the residence, and savings of up to one million dollars on dike repair that could be required without this acquisition.

The property will be managed by John Garrett within the Wildlife Program as part of the Skagit Wildlife Area. Operation and maintenance costs are anticipated to be \$1,000 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget.

The Department has been successful in negotiating an option for the purchase of this property at \$335,000 which is 19.6% above the reviewed and approved appraised value of \$280,000.

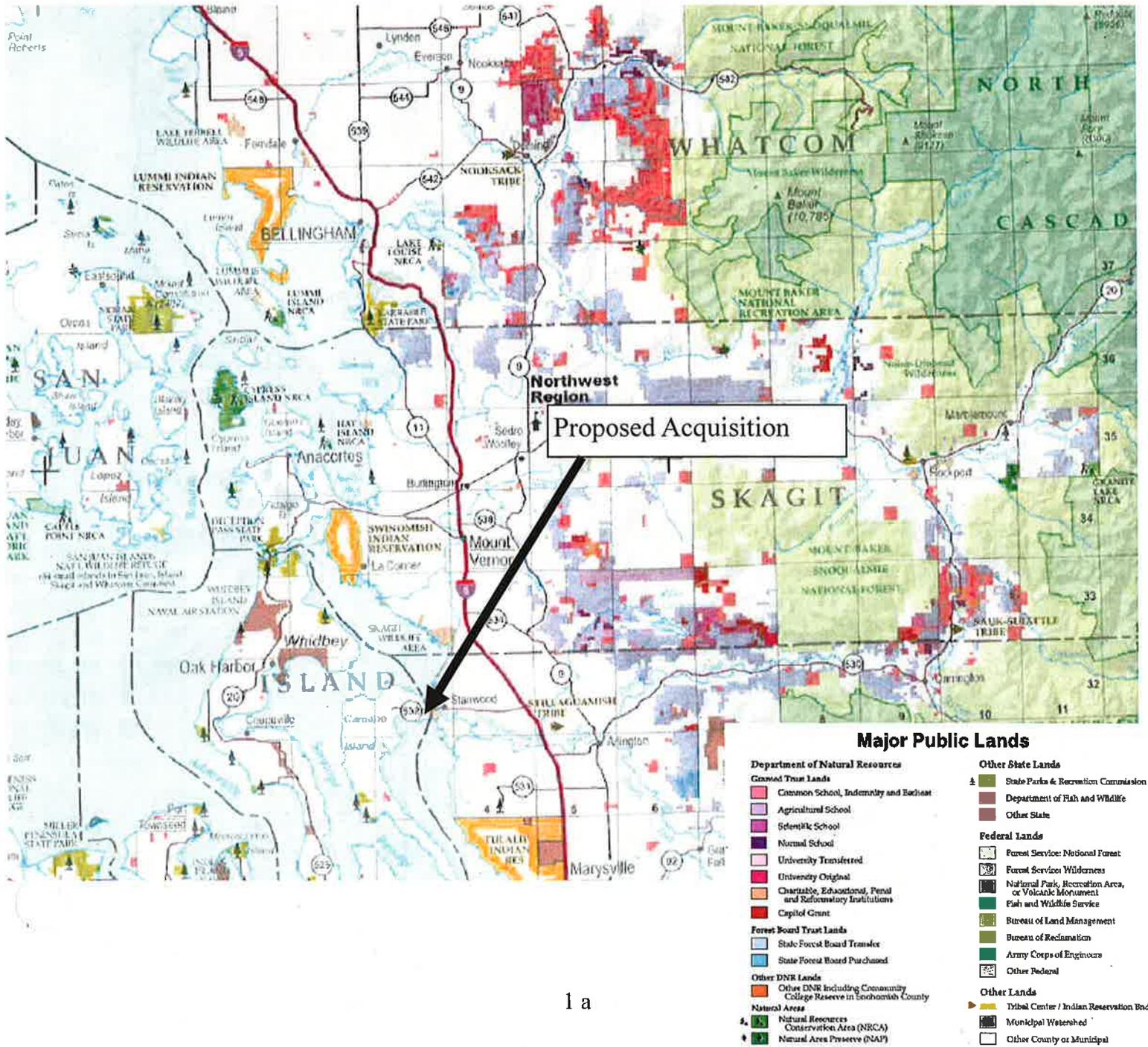
The Department recommends the Commission approve the acquisition of this in-holding, which is approximately 1.07 acres, for \$335,000.

**TITLE: ITEM 1: PROPOSED ACQUISITION
MONSON PROPERTY**

COUNTY: SNOHOMISH COUNTY

LEGAL: SECTIONS 26 TOWNSHIP 32N, RANGE 3E W.M.

ACRES: 1.07 ACRES

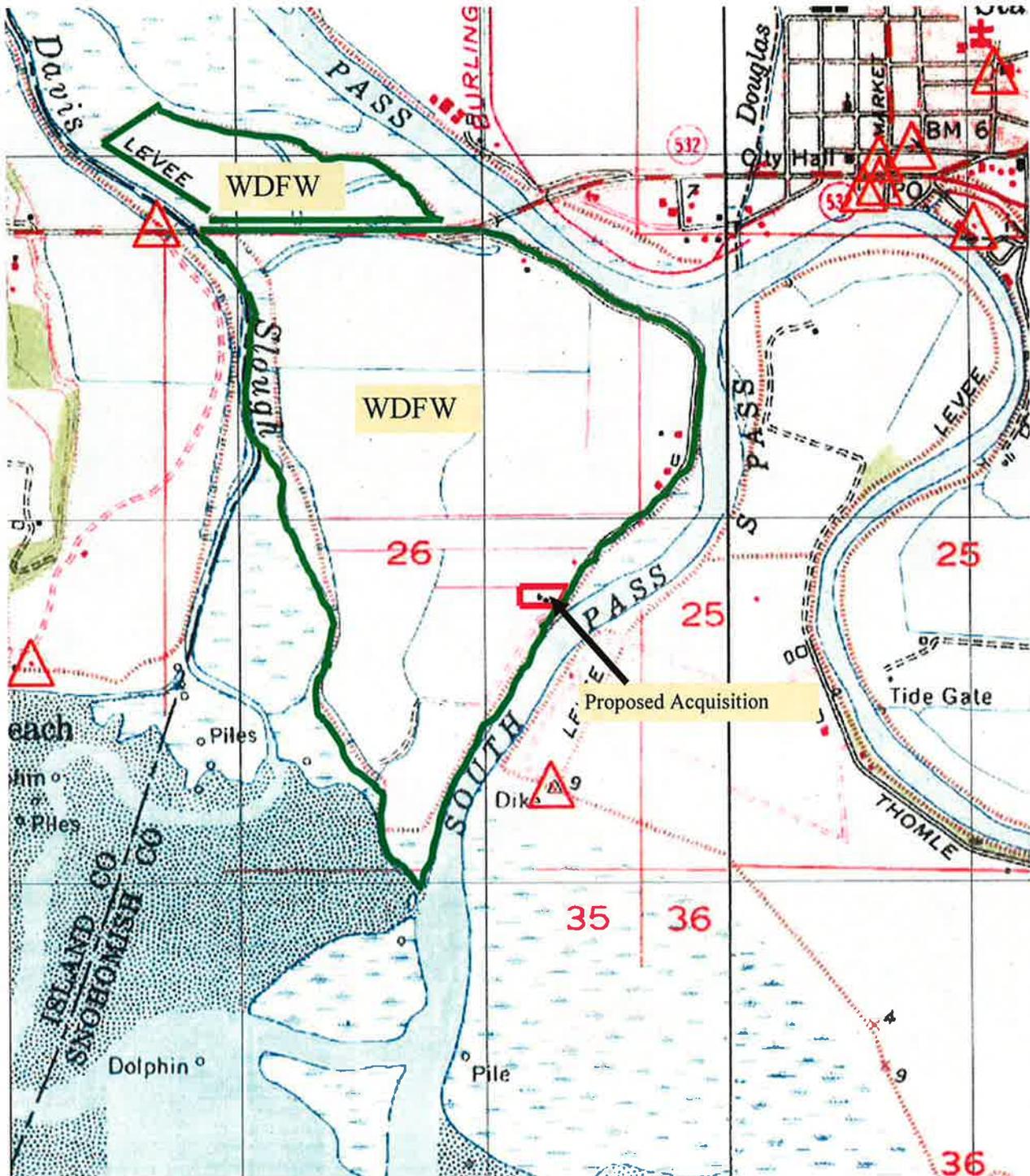


**TITLE: ITEM 1: PROPOSED ACQUISITION
MONSON PROPERTY**

COUNTY: SNOHOMISH COUNTY

LEGAL: SECTIONS 26 TOWNSHIP 32N, RANGE 3E W.M.

ACRES: 1.07 ACRES

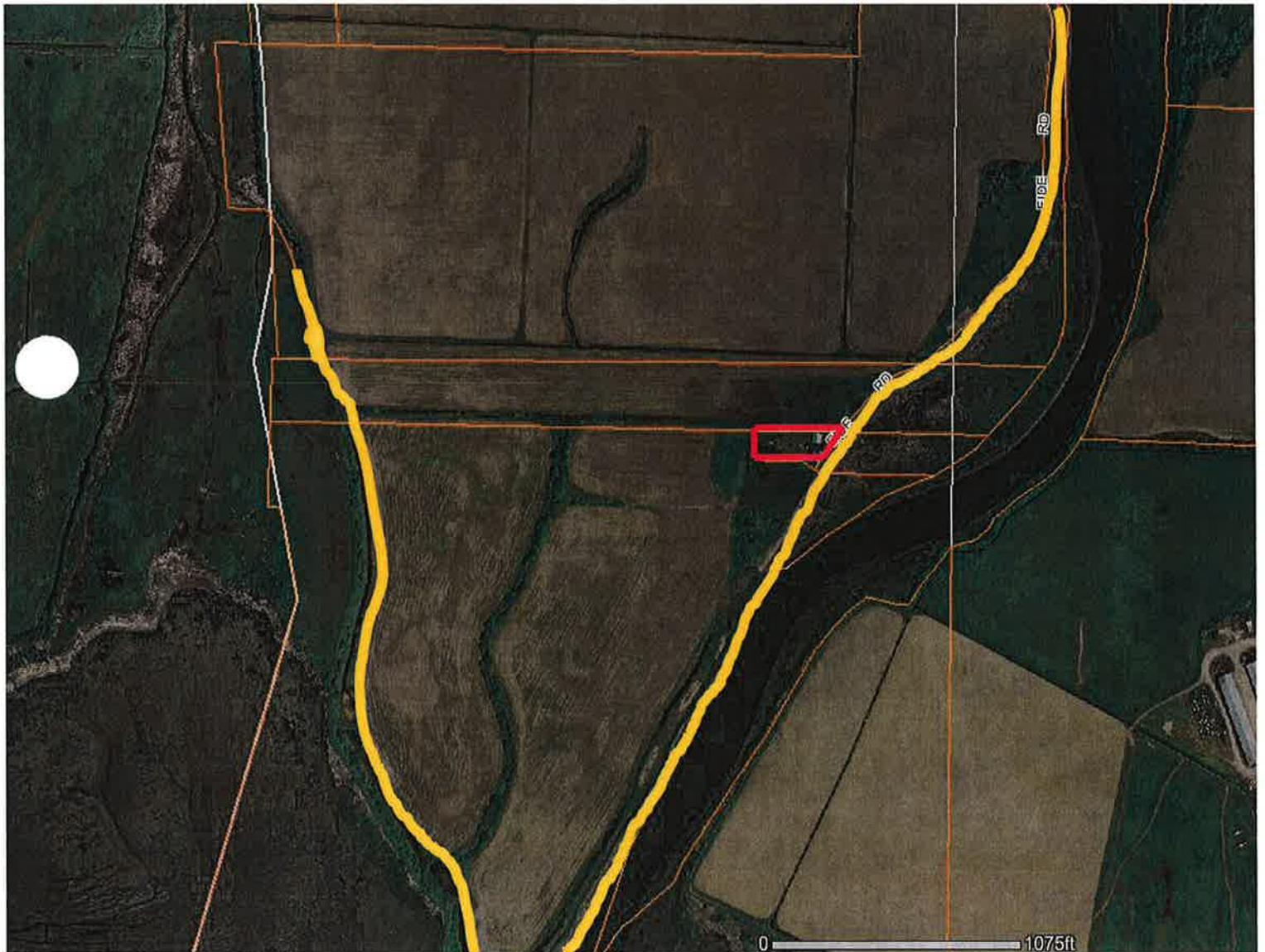


**TITLE: ITEM 1: PROPOSED ACQUISITION
MONSON PROPERTY**

COUNTY: SNOHOMISH COUNTY

LEGAL: SECTIONS 26 TOWNSHIP 32N, RANGE 3E W.M.

ACRES: 1.07 ACRES



**STATE OF WASHINGTON
DEPARTMENT OF FISH AND WILDLIFE
WILDLIFE PROGRAM
LANDS DIVISION
REAL ESTATE SERVICES**

April 3, 2009

MEMORANDUM

TO: Phil Anderson
Interim Director

FROM: Dan Budd
Real Estate Manager

SUBJECT: **ITEM 2: PROPOSED ACCEPTANCE OF THE NELLE FAMILY TRUST/
GORDON STEWART DONATION, TENNANT LAKE UNIT, WHATCOM
WILDLIFE AREA, WHATCOM COUNTY**

The Department of Fish and Wildlife (WDFW) has received an offer of a donation of 8.66 acres from the Nelle Family Trust and Gordon Stewart. The parcel lies adjacent to the Tennant Lake Unit of the Whatcom Wildlife Area in Whatcom County.

The Tennant Lake Unit is situated in the Nooksack River's main stem floodplain. The area contains a wide range of wetland- and riparian-dependent species, as well as upland species. The area supports important habitat for wintering waterfowl and is located on the Pacific Flyway

This property will be managed by Shana Winegeart within the Wildlife Program as part of the Whatcom Wildlife area. Operation and maintenance costs are anticipated to be minimal up to \$100 annually to address litter issues. Funding will be provided from the existing wildlife area budget. The property will allow expanded hunting opportunity as the property consists largely of wetlands.

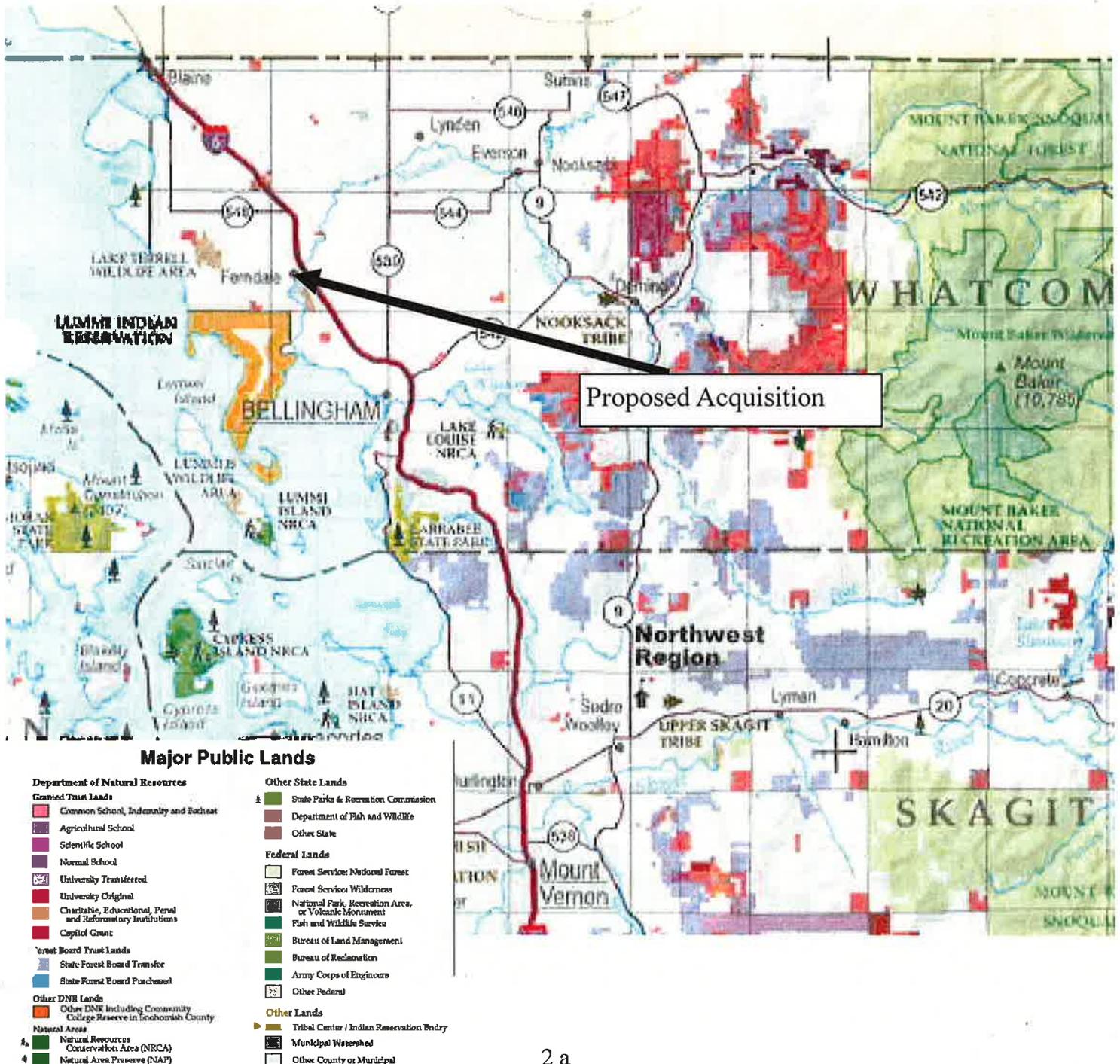
The Department recommends the Commission approve accepting this donation of 8.66 acres.

**TITLE: ITEM 2: PROPOSED DONATION
NELLE FAMILY TRUST/GORDON STEWART PROPERTY**

COUNTY: WHATCOM COUNTY

LEGAL: SECTIONS 33 TOWNSHIP 39N, RANGE 2E W.M.

ACRES: 8.66 ACRES



**TITLE: ITEM 2: PROPOSED DONATION
NELLE FAMILY TRUST/GORDON STEWART PROPERTY**

COUNTY: WHATCOM COUNTY

LEGAL: SECTIONS 33 TOWNSHIP 39N, RANGE 2E W.M.

ACRES: 8.66 ACRES

