

PROPOSED LAND TRANSACTION

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GREEN SHEET

Meeting/Workshop: February 3 & 4 2011
Agenda Item: PROPOSED LAND TRANSACTION
Staff Contact: Dan Budd
Presenter: Dan Budd

Background:

The Department is recommending the following action:

Item 1 - Proposed Acquisition of 165.65 acres in Okanogan County

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

Protection of critical fish and wildlife habitat and providing public recreational opportunity.

Public involvement process used and what you learned:

Item 1- This project is funded by a grant from the Washington Wildlife and Recreation Program, which involves a public review and budget appropriation process. The Department's Lands 20/20 process was used and project information was shared with county conservation organizations. The Department meets on a regular basis with Okanogan County commissioners and has reviewed this transaction with them.

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

Approval of the proposed land transaction as presented.

Draft motion language:

Move to approve the proposed land transaction as presented.

Justification for Commission action:

This action will protect critical habitat and provide public recreational opportunity.

**Budget Detail for February 3-4, 2012 Fish and Wildlife Commission Meeting
Land Acquisition Agenda Item**

Item	Acres	Purchase Price	Project Name	*Fund Source	Approp. Authority	Approp. Balance	Original Grant Amount	Pre Action Grant Balance	**Post Action Grant Balance
Wilson Phase 1	155.65	\$ 760,000	Okanogan Similkmeen PH 2 McLoughlin Falls 2010	USFWS - S6 SRFB	Q53 Z41	\$ 21,260,211	\$ 4,000,000	\$ 1,988,773	\$ 1,636,513
Wilson Phase 2	10.00	\$ 35,000	Okanogan Similkmeen PH 2 McLoughlin Falls 2010	USFWS - S6 SRFB	Q53 Z41	\$ 20,907,951	\$ 4,000,000	\$ 1,636,513	\$ 1,620,290
							\$ 500,000	\$ 55,753	\$ 35,926

USFWS - S6 = United States Fish & Wildlife Service Section 6 Grant
SRFB = Salmon Recovery Funding Board

** Post Action Grant Balance

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

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

February 3, 2012

TO: Philip Anderson
Director

FROM: Dan Budd
Real Estate Manager

**SUBJECT: ITEM 1: PROPOSED ACQUISITION OF THE WILSON-HAWKES
PROPERTY, DRISCOLL ISLAND UNIT, SINLAHEKIN WILDLIFE AREA,
OKANOGAN COUNTY.**

The Department of Fish and Wildlife (WDFW) has secured an option to purchase 165.65 acres from Wilson-Hawkes. This acquisition is part of the McLoughlin Falls 2010 project which was evaluated and approved through the Lands 20/20 process. The purpose of the project is to enhance riparian and big game habitat management opportunities. This project is being jointly funded by grants from the Salmon Recovery Funding Board and the U.S. Fish and Wildlife Service under the Section 6 program. Authority for this acquisition is provided in the capital budget.

This property is located in Okanogan County, approximately 20 miles north of Omak. The property has about 6,000 feet of frontage on the Okanogan River. The value of this property to wildlife includes riparian and riverine characteristics beneficial to endangered fish species on the western lands and grassland and shrub steppe habitat beneficial to ungulates on the eastern lands. It is bordered by lands owned by the Bureau of Land Management and the Washington Department of Natural Resources.

The property will be managed within the Wildlife Program by Dale Swedberg as part of the Driscoll Island Unit, Sinlahekin Wildlife Area. Operation and maintenance costs are anticipated to be \$2,650 annually to address weed control and litter issues. Funding will be provided from the existing wildlife area budget.

The Department has secured an option to purchase this property at the reviewed and approved appraised value of \$795,000.00. The property will be acquired in two phases due to the need for the seller to conduct waste cleanup from a portion of the property. The first phase will contain 155.65 acres which has an appraised value of \$760,000. The second phase will contain 10 acres which has an appraised value of \$35,000.

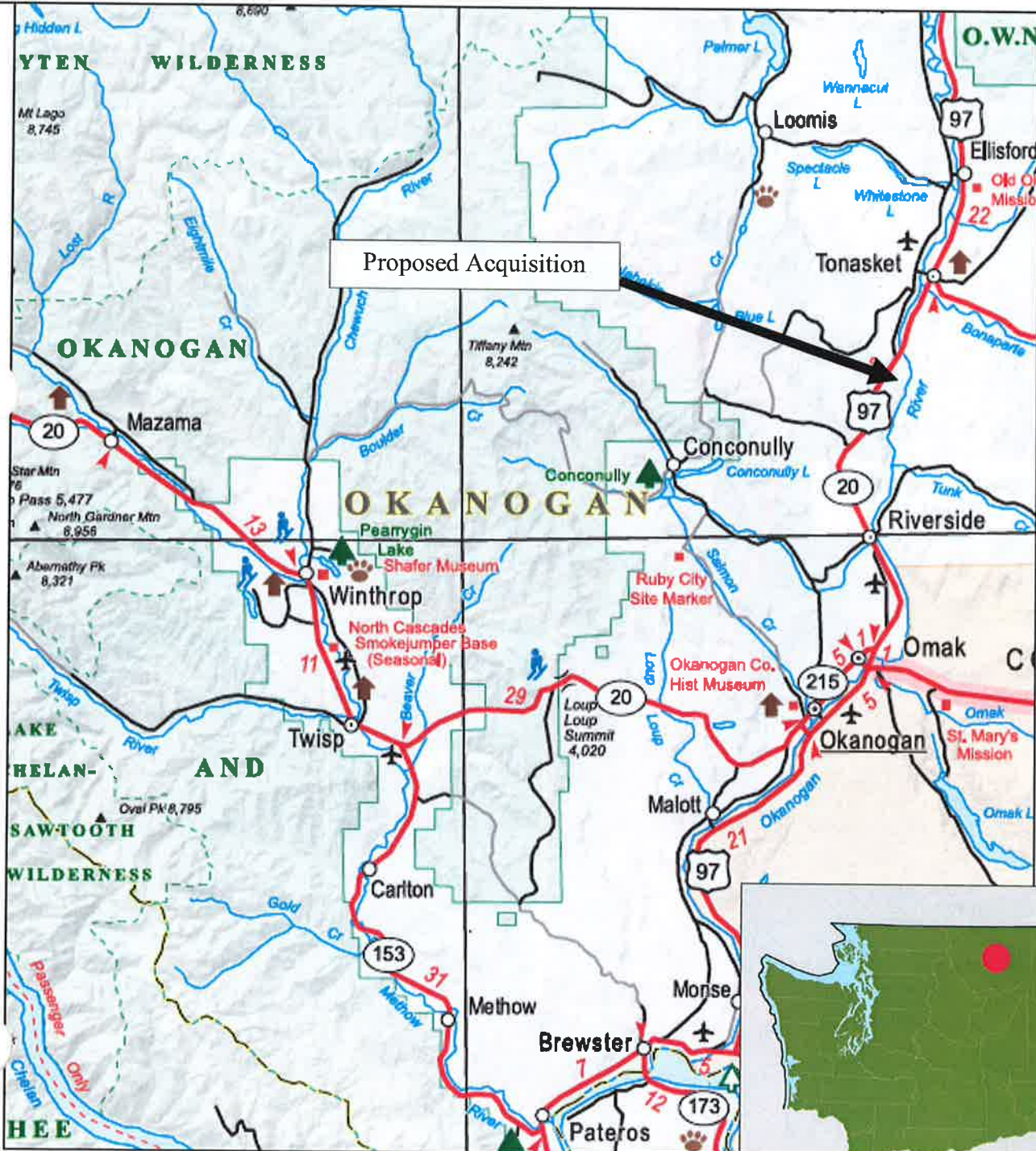
The Department recommends the Commission approve the acquisition of the entire 165.65-acre Wilson-Hawkes property in two phases for the optioned price of \$795,000.00 with the purchase of the second phase being subject to cleanup to the Department's specification.

ITEM 1: PROPOSED ACQUISITION WILSON-HAWKES PROPERTY

COUNTY: OKANOGAN COUNTY

LEGAL: SECTION 16, TOWNSHIP 36N, RANGE 27E, W.M.

**ACRES: 165.65: Phase I - 155.65 acres
Phase II - 10.00 acres**



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