

**SNOHOMISH COUNTY
CONSERVATION FUTURES PROGRAM ADVISORY BOARD**

SPECIAL MEETING MINUTES

August 30, 2016

3:00 – 3:30 P.M.

**VISTA ROOM, SNOHOMISH COUNTY PARKS ADMINISTRATION
BUILDING**

6705 PUGET PARK DRIVE, SNOHOMISH

Members Present: County Council Chair **Terry Ryan** (Chair), County Council Member **Hans Dunshee** (Vice Chair), County Executive Representative **Lisa Dulude**, Large City Representative & City Council Member, City of Mukilteo **Randy Lord**, Community Representative **Ann Boyce** and Community Representative **Dan Bartelheimer**

Members Excused/Absent: Small City Representative and Town of Woodway Mayor **Carla Nichols**
Staff: **Sharon Swan, David McConnell, Dianne Bailey**

Guests: **Tom Teigen** (Director, Snohomish County Department of Parks and Recreation), **Adam Draper**, (Staff Attorney & Project Manager, Forterra.

1. CALL TO ORDER

Chairperson Terry Ryan called the meeting to order at 3:05 p.m.

2. INTRODUCTION OF BOARD MEMBERS

Board members, staff and guests introduced themselves.

3. PROJECT DISCUSSION

Chairperson Ryan asked for Staff and Adam Draper from Forterra to brief the Board on the current status the Whitehorse Stilly Project.

Staff Member Dianne Bailey showed the location of the Whitehorse Stilly property on an aerial map and explained some of the background on the project. The 33 acre property is bisected by a 1,000 foot section of the Whitehorse Trail and also is bordered on the north side by the Stillaguamish River. The site is mostly covered by mature forest. The Snohomish County Parks and Recreation Department plans to eventually offer primitive camping as well as day use and river access for fishing and paddling at the site. The County and later Forterra has pursued acquisition of the property for several years and acquiring public access to the property has been challenging because the property is landlocked. Ms. Bailey explained that the County hoped to eventually connect this property to Squire Creek County Park.

Mr. Draper explained that the process of acquiring the Whitehorse Stilly property started in 2012, the process has taken several years and between the initial appraisal and the final appraisal, enough time has passed that the value of the property has risen. In addition, the easement providing access to the property has been acquired which increased the value of the property in the final appraisal. Finally, there were title issues that needed to be cleared up by the seller. Mr. Draper passed out a handout summarizing the project status and explained that there was a \$60,000 dollar shortfall (See Attachment 1). The Whitehorse Stilly was awarded \$250,000 in Conservation Futures pre-bond funding for the project by Motion No. 13-048 on February 20, 2013.

Board Member Lord asked Staff to verify that there was sufficient funding to cover the request. Ms. Bailey replied that estimated fund balance as of August 30th was \$2,297,000.

Parks Director Tom Teigen addressed the Board and asked that the Board recommend approval of additional funding for the Whitehorse Stilly Project in an amount not to exceed \$60,000 dollars. Snohomish County Parks and Recreation Department is the sponsor in this additional funding request. The County will be the owner of the subject site when acquired.

4. ACTION ITEM

Chairperson Ryan called for a motion on the proposed action item.

Board Member Hans Dunshee moved to allocate additional Conservation Futures program funding in the amount not to exceed \$60,000 dollars to complete the acquisition of the Whitehorse Stilly property. Any unused funds to be returned to the Conservation Futures Fund. The motion was seconded by Board Member Randy Lord.

After further discussion the motion carried unanimously.

5. ADJOURN

Chairperson

Chairperson Ryan adjourned the meeting at 3:25 p.m.

ATTACHMENTS:

Attachment 1 – Project Summary Handout from Forterra

8/30/16

Whitehorse Stilly

Snohomish County Conservation Futures Funding

Awarded (July 2013)	\$250,000
Proposed Additional	up to \$60,000
Total (up to)	\$310,000

Hard Costs	Cost	Reimbursed by County
Purchase Price (appraised FMV)	\$290,000	
Due Diligence Costs (Incurred by Forterra)		
Northwest Real Estate (January 2014 appraisal)	\$3,900	\$3,900
The Eastman Company (March 2014 review appraisal)	\$750	\$750
Northwest Real Estate (August 2015 appraisal)	\$2,950	\$2,950
The Eastman Company (October 2015 review appraisal)	\$750	\$750
Eco Compliance (April 2016 Phase One ESA)	\$2,705	
Total	\$11,055	\$8,350

Estimated Closing Costs

Escrow Fee	\$1,650
Title insurance	\$1,250
Recording Fees	\$75
REET (typically paid by seller)	\$5,200
Other taxes	\$20
Total	\$8,195

Hard Costs GRAND TOTAL	\$309,250
Amount already reimbursed by County	\$8,350
Seller coverage of REET	\$5,200
Outstanding costs	\$295,700
Amount remaining in current CFT grant	\$241,650
Estimated current gap in cost coverage	\$54,050
Proposed additional CFT funding (up to amount)	\$60,000

(any amount remaining from the additional \$60,000 - currently anticipated to be \$5,950 - would be returned to CFT)