



Land Transactions  
October 5 & 6, 2012

# Acquisition Steps

Scoping  
and Need

Evaluation and  
Prioritization

Land  
Transaction

Integrating  
Ownership

# Acquisition Steps

Scoping  
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# Land Transaction Stages

- Appraisal
- Appraisal Review
- Negotiations
- Purchase Option
- Fish and Wildlife Commission Approval \*
- Close

# Land Transaction Appraisal

- Appraisal Required by RCW 8.26.180
  - “(2) Real property shall be appraised before the initiation of negotiations ...”
  - “(3) The acquiring agency shall provide the owner of real property to be acquired with a written statement of ... the amount it established as just compensation.”



# Land Transaction Appraisal

- Appraisal Standards
  - Determined by funding source
  - State funds require the Uniform Standards of Professional Appraisal Practice, referred to as USPAP
  - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”

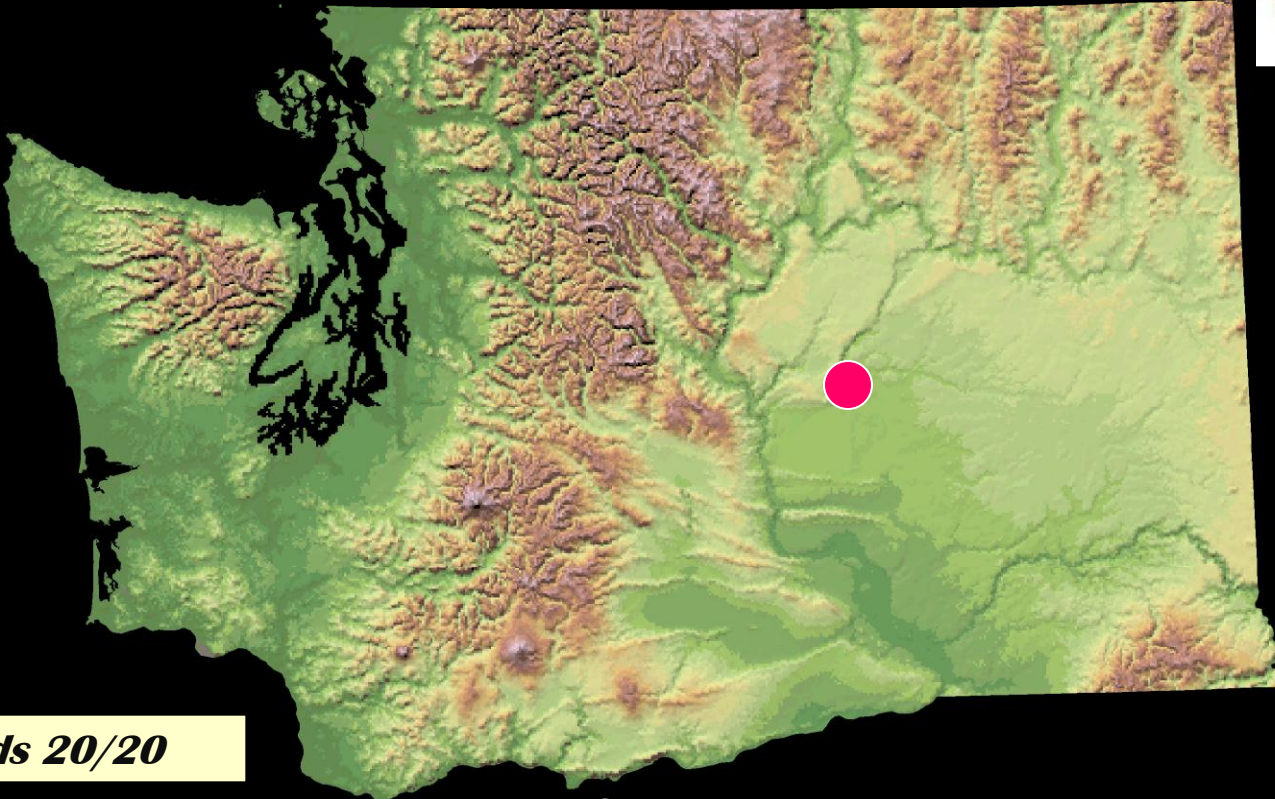
# Land Transaction Appraisal

- Independent Fee Appraisers
  - 43 firms under contract
  - Firms selected based on knowledge in an area or property type
- Appraisal Review
  - Reviewed for compliance with appraisal standards
  - WDFW Chief Appraiser Shawn Kyes, MAI
  - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

# Spencer Property Grant County



## Project Location



***WDFW Lands 20/20***

**Columbia Basin Wildlife Area**



# Spencer Property Grant County



- Waterfowl Habitat Management
- Waterfowl Resting Site



# Spencer Property Grant County



# Letters of Support

Central Basin Audubon Society  
P.O. Box 86  
Moses Lake, WA 98837

July 12, 2010

Mikal Moore  
WDFW Waterfowl Specialist  
1550 Alder Street NW  
Ephrata, WA 98823

Dear Ms. Moore:

The Central Basin Audubon Society is pleased to support the Washington Department of Fish and Wildlife's acquisition of land for the protection of the lake and water, shoreline and adjacent migratory birds. This project is an important stopover and, also,

Through the WDFW's acquisition, we can enhance the habitats in and around the lake. It is the privilege of partnering with the WDFW to protect waterfowl and other birds.

Please feel free to contact me if Ducks Unlimited can be of assistance in your efforts.

## COULEE CORRIDOR CONSORTIUM

June 21, 2010

Mikal Moore  
WDFW Waterfowl Specialist  
1550 Alder St NW  
Ephrata, WA 98823

Dear Ms Moore,

The Coulee Corridor Consortium would like to show their support to the Washington Department of Fish and Wildlife in protecting Ephrata Lake for migratory and breeding waterfowl, as well as preserve the scenery. The Coulee Corridor Scenic Byway passes right by the lake and we would not like to see any of the scenic area be developed. To make sure that this happens we support the WDFW's acquisition of private lands adjacent to Ephrata Lake.

Birdie Hensley  
Secretary of Coulee Corridor Consortium

Please remit to: Coulee Corridor Consortium at [www.couleecorridor.com](http://www.couleecorridor.com)  
P.O. Box 421, Coulee City, WA 99115 • Email: [coordinator@couleecorridor.com](mailto:coordinator@couleecorridor.com)  
Carinne Isack, Coordinator 509.9771707 • Tim Alling, Chair 509.633.3655



INTERMOUNTAIN WEST  
JOINT VENTURE  
*conserving habitat through partnerships*

July 13, 2010

Mikal Moore  
Washington Department of Fish & Wildlife  
1550 Alder St NW  
Ephrata, WA 98823

Dear Mikal,

The Columbia Basin of Washington is a region serving as a critical stopover area during fall and breeding area in the Pacific Flyway. As such, the region is a continental priority region by the North American Waterfowl Management Plan and consequently is a priority region for wetland habitat. The Intermountain West Joint Venture (IWJV). Conservation of wetland habitat is important to meeting life cycle requirements of many waterfowl species. Indeed, current conservation indicates the Columbia Basin requires enough wetland habitat to support a million duck use-days during the migratory period. Wetland functions and values throughout the Intermountain West are being fragmented, changes in land use patterns, and there is no exception to this trend. Given the importance of Ephrata Lake within the complex of wetland habitat, the Washington Department of Fish & Wildlife encourages Washington Department of Fish & Wildlife to protect Ephrata Lake through acquisitions and

Sincerely,

Dave Smith, Coordinator  
Intermountain West Joint Venture  
PO Box 8419  
Missoula, Mt 59807  
406-329-3120  
[dave\\_w\\_smith@fws.gov](mailto:dave_w_smith@fws.gov)



Chris Bonsignore  
Manager, Conservation Programs  
16615 East 23rd Ave.  
Spokane Valley, WA 99037  
509.893.2834 - Office  
509.893.2882 - Fax  
[cbonsignore@ducks.org](mailto:cbonsignore@ducks.org)

September 26, 2012

Washington Fish and Wildlife Commission  
C/o Terrie Preston  
Region 2 Lands Agent  
1550 Alder St. NW  
Ephrata, WA 98823

Dear Commissioners,

Ducks Unlimited supports the purchase of additional parcels at Ephrata Lake by the Washington Department of Fish and Wildlife. Acquisition of additional parcels at the site, such as the Spencer 80-acre parcel, will protect important habitat from future development, expand the Department's ability to effectively manage and enhance habitats in and around the lake and provide new recreational opportunities for the public.

Ephrata Lake is one of the most important waterfowl production areas in the north Columbia Basin and protecting the lake from development should be a high priority to ensure that this increasingly rare resource is not lost. The lake is also an important migration stopover and wintering area and supports up to 10,000 Canada geese, 5,000 mallards, and 20,000 diving ducks each fall and winter. The acquisition of parcels around the lake by WDFW will protect valuable open water, palustrine wetland and shrub steppe habitats in a high priority area for both migrating and breeding waterfowl.

Acquisition of parcels around Ephrata Lake will meet the objectives of the North American Waterfowl Management Plan, Intermountain West Joint Venture Coordinated Implementation Plan for Bird Conservation, WDFW Strategic Plan and Ducks Unlimited International Conservation Plan. Acquiring and managing new properties at Ephrata Lake will ensure that the site continues to provide valuable resources for waterfowl and numerous other wetland, riparian and shrub-steppe adapted species that are the focal points of these plans.

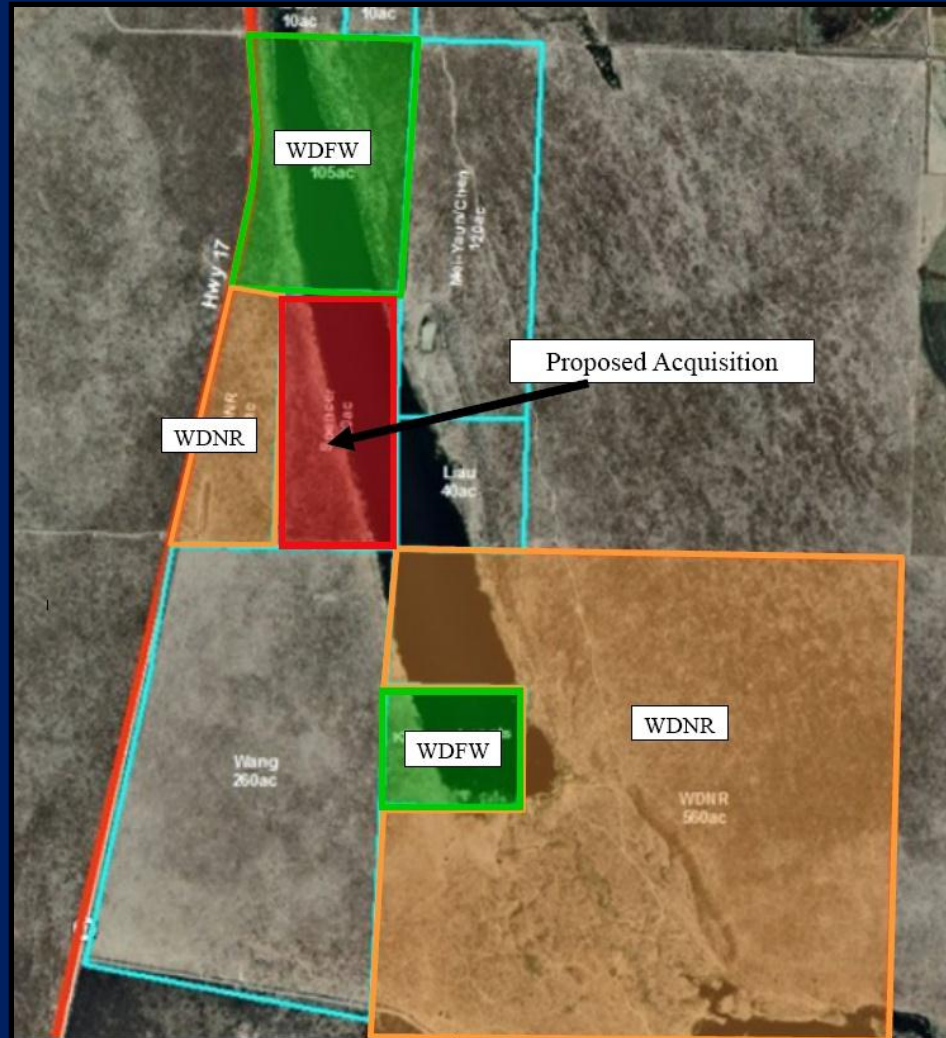
Please feel free to contact me if Ducks Unlimited can be of assistance in your efforts.

Sincerely,

Chris Bonsignore  
Manager, Conservation Programs



# Spencer Property Grant County



# Spencer Property Grant County



- Purchase funded by USFWS
- Annual operating cost is estimated at \$650
- Property Tax (PILT) is estimated at \$80







# Land Transactions

Questions?

Public Comments?