

PROPOSED LAND TRANSACTION

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	Cowlitz County
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Summary Sheet

Meeting dates:	DECEMBER 4, 2015 CONFERENCE CALL
Agenda item:	PROPOSED LAND TRANSACTIONS
Presenter(s):	Julie Sandberg, Real Estate Services Section Manager

Background summary:

This proposal is to purchase 63 acres +/- in Cowlitz County for \$364,169. This land transaction provides additional acres for the Merrill Lake Properties LLC project in Cowlitz County. WDFW was informed after the November 13 Commission meeting by RCO that additional funds were available for this Riparian grant. Although the Riparian grant still isn't fully funded, these new funds enable us to increase the size of the first phase.

The larger ownership has been in negotiations with our partner Rocky Mountain Elk Foundation for several years. This additional acreage expands the acquisition north of the Merrill Lake shoreline. Historically, the property has been managed for commercial timber production and provides habitat beneficial to deer and elk. The majority of this site is undisturbed riparian habitat including old growth forest components. We will be applying for additional funds in 2016 to complete the total project.

Operation and maintenance costs for this 63 acres are estimated at \$500.00 annually. This property will be managed by WDFW as a unit of the Mt. St. Helens Wildlife Area to protect and maintain existing natural habitat characteristics and to provide public access at a level that does not significantly impair ecological integrity of the site.

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

Protecting critical fish and wildlife habitat, and providing public recreational opportunities.

Public involvement process used and what you learned:

The project was approved through the department's Lands 20/20 process in 2013 and is funded through a legislatively approved WWRP Riparian Protection grant.

Action requested:

Approval of the proposed land transaction as presented.

Draft motion language:

Move to approve the purchase of 63 acres +/- for \$364,169 in Cowlitz County.

Justification for Commission action:

This action will provide protection for critical fish and wildlife habitat and provide additional public recreational opportunities.

Communications Plan:

WDFW will distribute a press release informing the public of this action and proceed forward to closing the transaction.

Budget Detail, December 4th, 2015 Fish and Wildlife Commission

Land Transaction 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
Merrill Lake Properties LLC	63 +/-	364,169.00	Merrill Lake Riparian Protection 2014	WWRP	Z4R	---	\$ 2,196,889.00	\$ 693,429.90	\$ 318,335.83

** Post Action Grant Balance-The reduction in the grant balance includes anticipated closing costs such as taxes, escrow fees and title insurance.

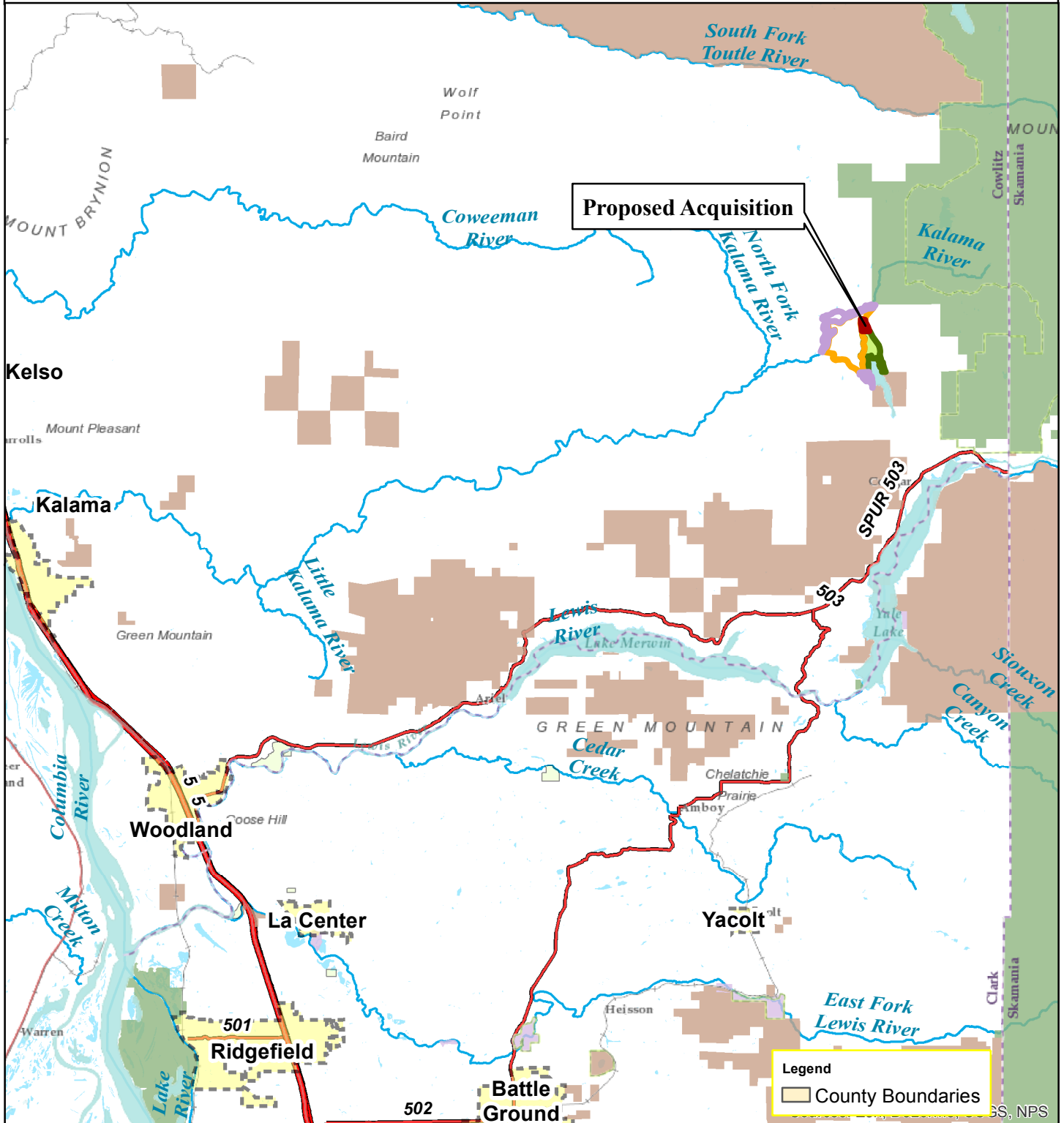
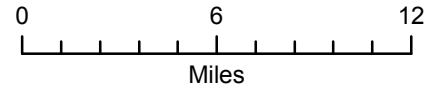
WWRP- Recreation & Conservation Office - Washington Wildlife Recreation Program

ITEM:1 MERRILL LAKE PROPERTIES LLC PHASE 1

COUNTY: COWLITZ

LEGAL: SECTION 5; TOWNSHIP 7N, RANGE 4E W.M.

ACRES: 62.99

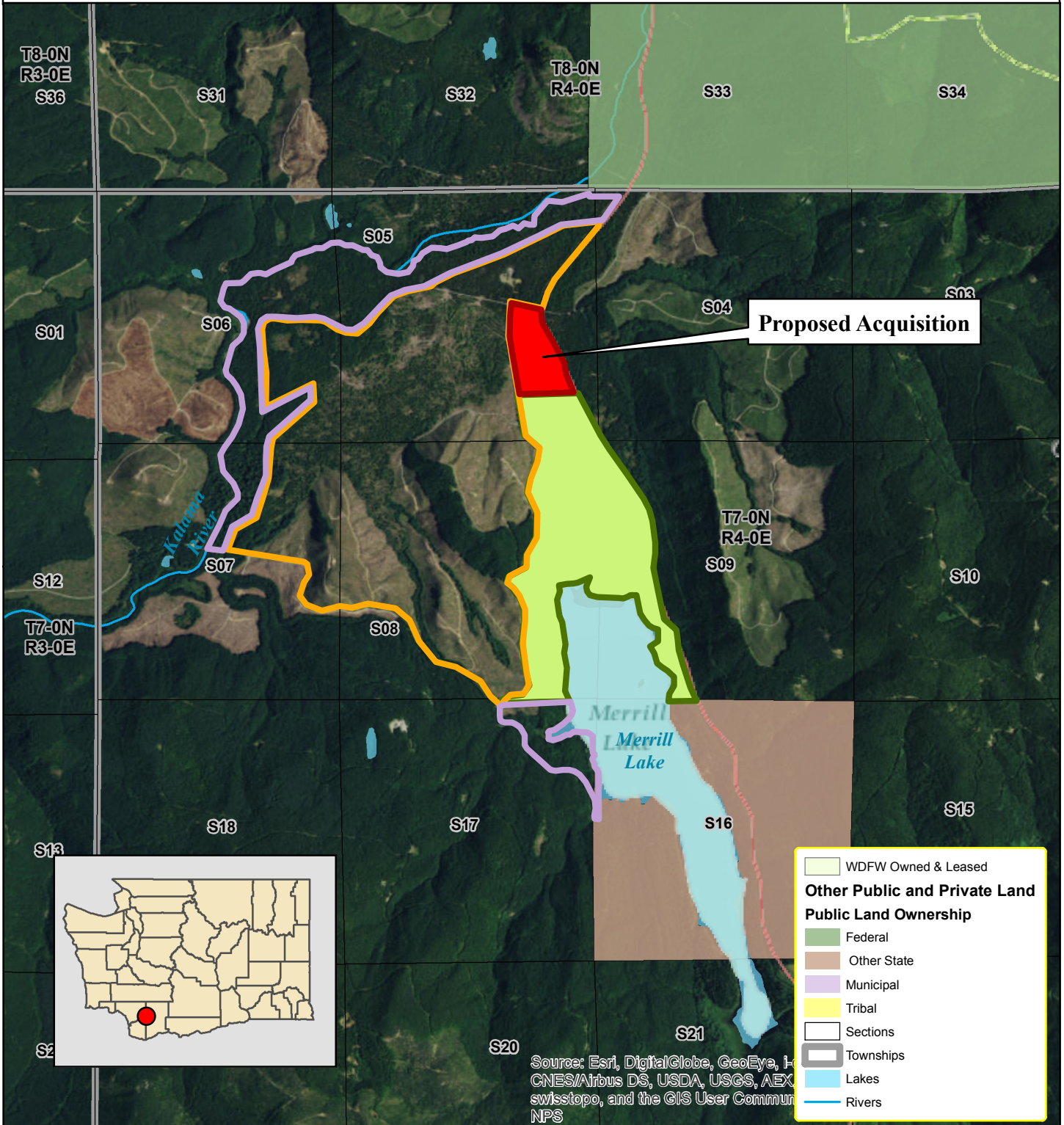
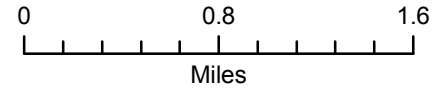


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Source: Esri, DigitalGlobe, GeoEye, IGN, CNES/Airbus DS, USDA, USGS, AEX swisstopo, and the GIS User Community NPS