

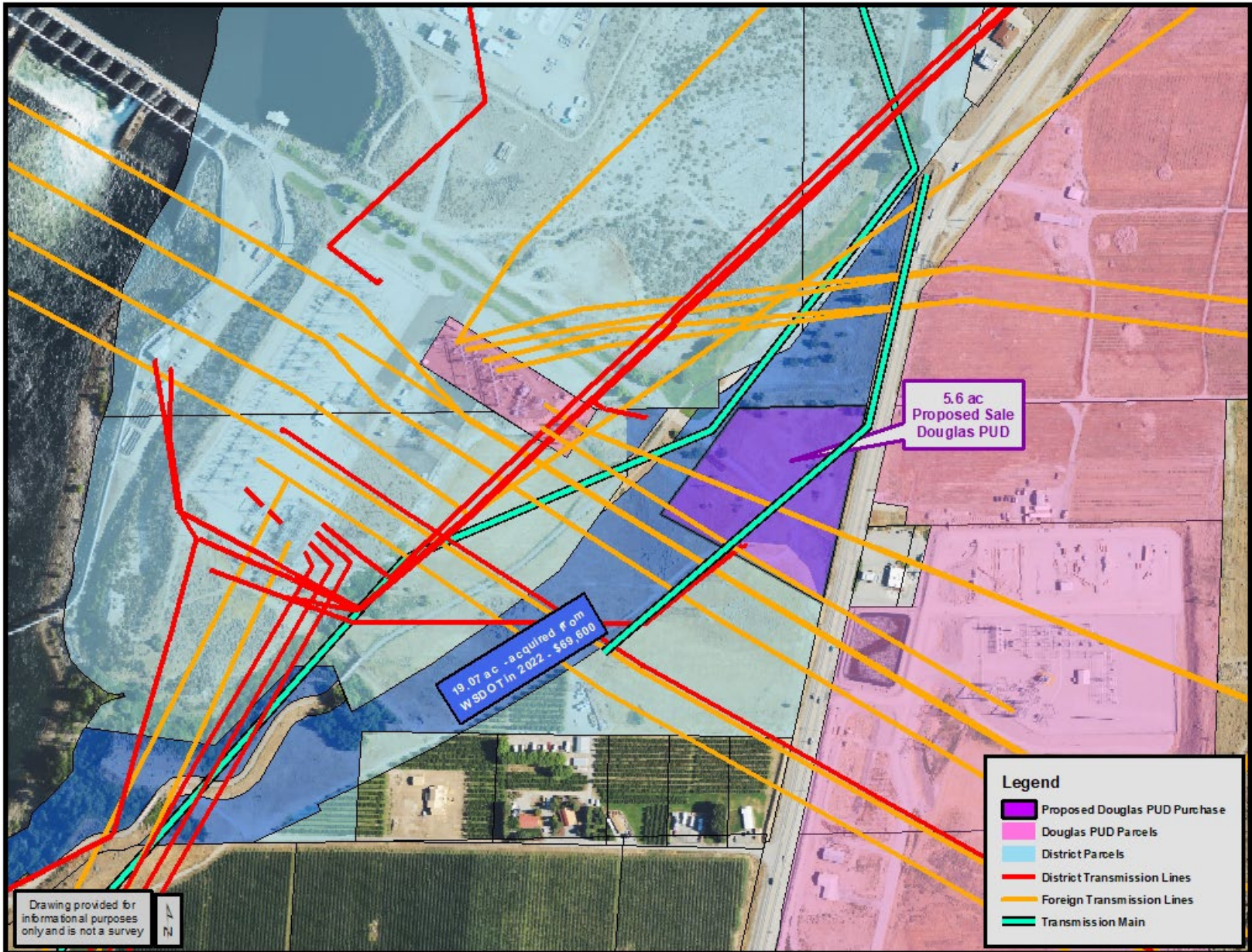
An aerial photograph of a rural area with a pink highlight on a specific parcel. The map shows fields, a road, and some buildings. The text is overlaid on the map.

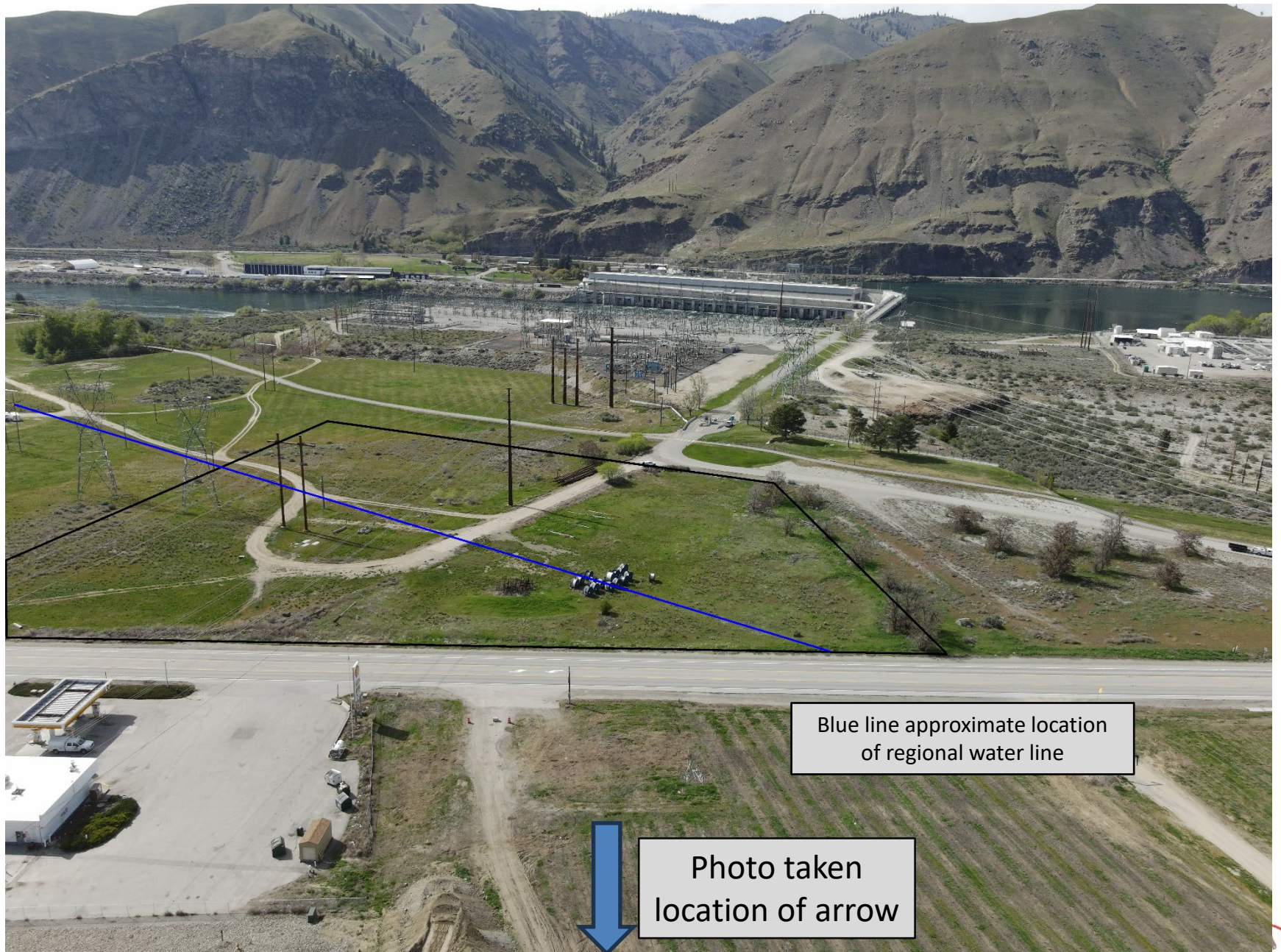
# **Proposed Sale of Real Property to Douglas County PUD**

**April 15, 2024**

**Lisa Graves, Vicki Griffin**

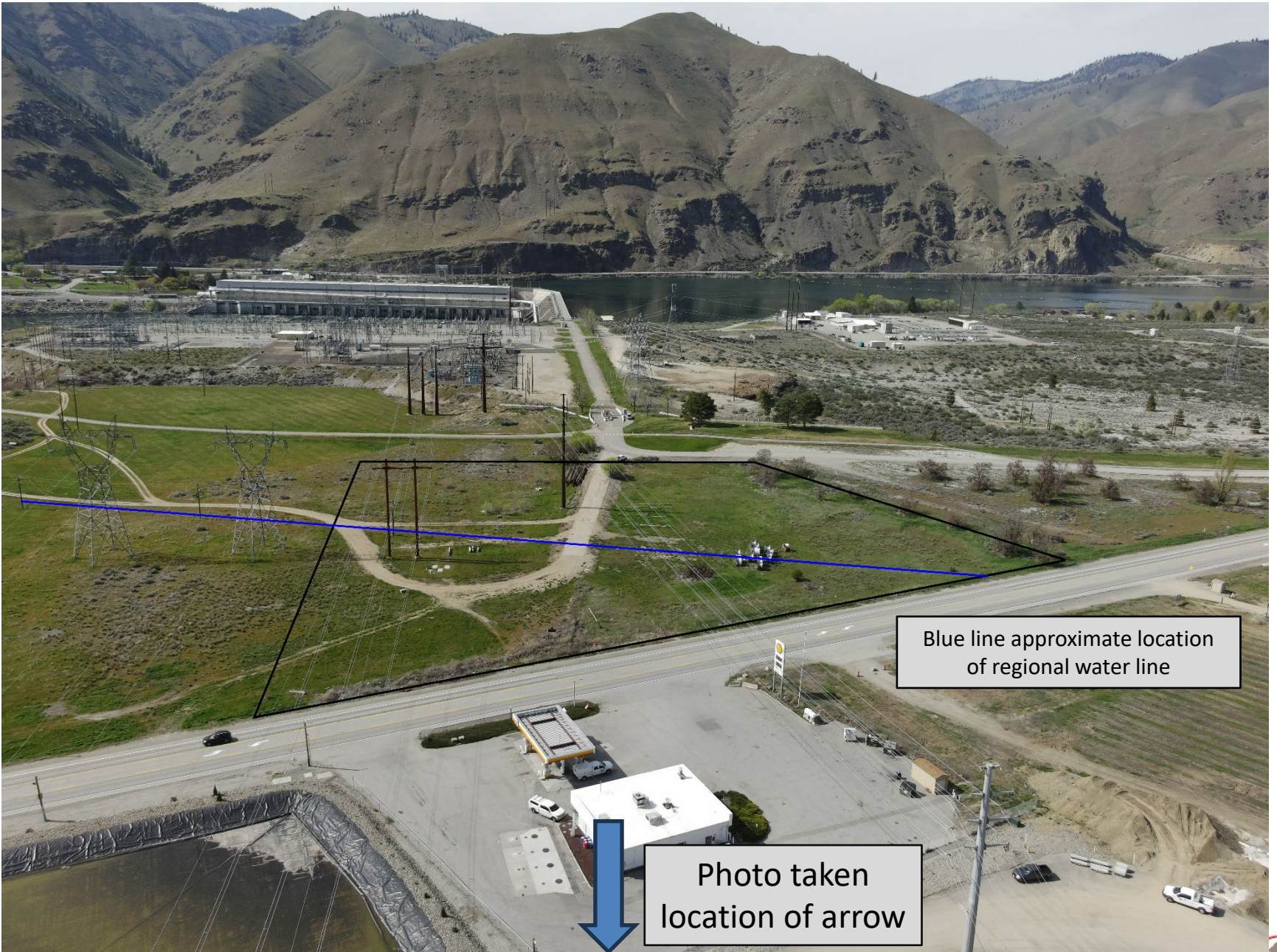






Blue line approximate location of regional water line

Photo taken location of arrow



Blue line approximate location of regional water line

Photo taken location of arrow

# Background

- 2010-2015 Douglas had approached the District several times to acquire property to locate a substation - the District was unable to accommodate due to its own use of the property
- 2015 District and Douglas entered into a Purchase and Sale Agreement to sell Douglas the McNeil Canyon Distribution system and the RR-Chelan1 Transmission Line (PSA)
- 2019 Douglas purchased property across the highway from Rocky Reach Dam for a switchyard site as part of its obligations under the PSA
- Douglas identified a site located almost entirely within property to be sold as surplus by WSDOT located directly under its 115kV and 230kV transmission lines
- The District, after review and consideration by its internal stakeholders and senior management agreed to support Douglas in its offer to buy property outright from WSDOT
- WSDOT process required they offer the property to the adjoining landowner (the District)
- 2021 - District and Douglas entered into an interlocal defining the terms and conditions under which the District would sell approximately 5.6 acres to Douglas of the surplus property it would acquire from WSDOT
- March 2022 Douglas purchased additional property for a future hydrogen facility north of its switchyard site
- December 2022 District completed purchase of surplus WSDOT property

# Key Terms

- District and Douglas agreed that Chelan would purchase property from WSDOT and sell approximately 5.6 acres and easements for transmission and distribution lines crossing WSDOT property to Douglas within one year of completion of sale
  - Property to be surveyed for both property sale and transmission and distribution line easements
  - Boundary Line Adjustment completed and approved by Douglas County Transportation and Land Services
  - Appraisal to determine value
  - Approve all documents
  - Minimize impact on Trails
  - All costs associated with sale to be paid by Douglas

Note: Interlocal was extended to accommodate time taken to complete above steps.

# Proposed Sale to Douglas County PUD

- 5.6 acres for substation
  - Two existing Douglas PUD transmission lines cross Subject Property
- Sale price - \$186,000

# Discussion / Questions?