

Schmitten Property Purchase and Sale Agreement

September 8, 2020



Purpose of Presentation

- Request Board of Commissioners approve purchase of approximately 7 acres of land in Cashmere to secure the location of the current smolt trap for hatchery monitoring and evaluation

History

Lease w/Schmitten for Smolt Trap operation

- Fulfills obligations for Rocky Reach and Rock Island Licenses
- Expires December 31, 2022
- Schmitten is selling property and will not renew lease
- Potential future substation pending feasibility and public outreach

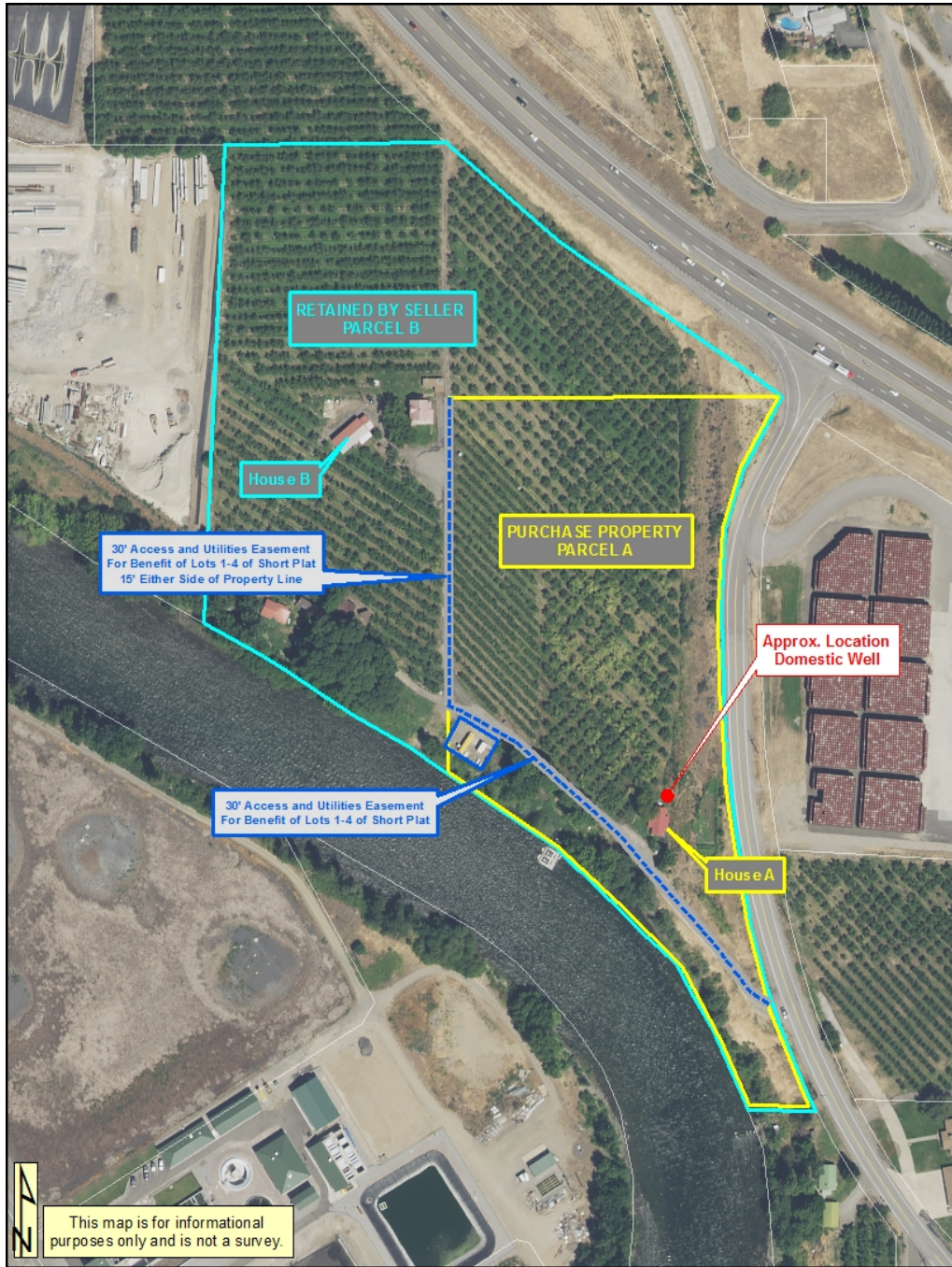
Purchase Terms:

- Appr. 7 acres for \$613,000 (Appraised Value)
 - Additional consideration:
 - » Share road improvement costs up to a District cap of \$25k

Evaluation of Alternatives

Alternatives	Probability of Success	Ease of Permitting	Rough Cost Estimate	Ease of Access	Data Continuity
Purchase Schmitten Property	HIGH	HIGH	\$613,000*	HIGH	HIGH
Relocate to West Monitor Bridge	LOW	LOW	\$662,500	LOW	MEDIUM
Relocate to Main Street Monitor Bridge	LOW	LOW	\$825,000	LOW	LOW
Purchase WSDOT Property	MEDIUM	LOW	\$645,625	LOW	LOW

*Appraised value and agreed upon purchase price



RETAINED BY SELLER
PARCEL B

House B

30' Access and Utilities Easement
For Benefit of Lots 1-4 of Short Plat
15' Either Side of Property Line

PURCHASE PROPERTY
PARCEL A

Approx. Location
Domestic Well

30' Access and Utilities Easement
For Benefit of Lots 1-4 of Short Plat

House A



This map is for informational
purposes only and is not a survey.

- PSA provides for:
 - Lease of orchard back to Schmitten
 - During term of lease Schmitten responsible for all costs associated with the well that serves ag housing located on leased area
 - Well Maintenance Agreement
 - Road Maintenance Agreement
- Due diligence underway
 - Environmental review
 - Water rights review
 - PSA provides for division of water rights, if present

Next Steps

- Due diligence complete by September 25
- Seller desires to execute the Agreement by October 1, but PSA allows 90-day due diligence period

Questions?



APPENDIX

Purpose of RST

- Operate February-August Annually
- Collect, enumerate, and PIT tag sockeye*, spring chinook*, steelhead*, summer chinook*, coho*, bull trout, and lamprey
- Data acquired is used to inform effectiveness of hatchery supplementation program; required component of HCP monitoring and evaluation requirements

*indicates HCP plan species