

PROJECT: 15-1058 ACQ, LOWER BEAR CREEK NATURAL AREA ADDITIONS
Sponsor: King Co Water & Land Res Program: Puget Sound Acq. & Restoration Status: Active
Project Start Date: 12/09/2015 Agreement End Date: 08/30/2018

Progress Report Status: Accepted 03/10/2017

Report Period

From 07/01/2016 To 12/31/2016

Questions

#1: Describe the work accomplished during this reporting period.

Description is required

Little Bit property - The appraisal has been updated and redone to offer a partial fee acquisition or a Conservation Easement on a portion of the property. King County's review appraiser has had some issues with the appraisal and the appraiser has been asked to re look at some issues.

Reid property - It has been very difficult to get the property owner to commit to a specific part of the property to appraise. The owner has been evasive and non committal. There have been several conversations with the owner. Each time he indicated that he would talk with his family about the property and then he has never returned the phone call.

#2: Are there any significant challenges that might hinder progress or keep you from meeting your project milestones? If so, please tell us about them.

Choice Yes Description is required

The Reid property - The owner has been evasive and non committal on an area to appraise. I suggest giving the property owner until June 30, 2017 to commit to an area to appraise. Notify the owner that if the appraisal process can not start by June 30, 2017, funds to acquire the property may disappear. I welcome any additional thoughts on this issue.

#3: Tell us about work planned for the next reporting period.

Description is required

Little Bit property - Make an acquisition offer to the Board of Directors.

Reid Property - Notify the owner of the need to start an appraisal by June 30, 2017. If this can not be accomplished, notify the owner that funds for the acquisition project may disappear. Continue to work with the owner to identify an area to appraise.

#4: Do you anticipate you will need to request a modification to your project agreement in the next six months (time extension, cost change, scope change, etc.)? If yes, please explain:

Choice No

#5: If not identified in the milestones, provide property name(s) and closing date(s) for property acquired, but not yet billed to RCO.

Description is required

No properties have been acquired during this reporting period.

Milestones

Milestone	Target Date	Completed	Delayed	New Target Date	Progress/Reason for Delay
Baseline Documentation to RCO <i>Little Bit Easement</i>	03/31/2017				
Environmental Assess Complete <i>Little Bit Easement</i>	03/31/2017				
Order Appraisal(s) <i>Ried Acquisition</i>	06/30/2017		✓	06/30/2017	Owner has been non committal on a portion of the property to appraise. He has been clear that he will not sell the entire property, but he was interested in selling a portion of it near Bear Creek.
Order Appraisal Review(s) <i>Ried Acquisition</i>	06/30/2017		✓	06/30/2017	Working with the owner on the area to be appraised.
Purchase Agreement Signed <i>Ried Acquisition</i>	06/30/2017				
Progress Report Submitted	06/30/2017				
Purchase Agreement Signed <i>Little Bit Easement</i>	06/30/2017				
Environmental Assess Complete <i>Ried Acquisition</i>	07/30/2017				
Acquisition Closing <i>Little Bit Easement</i>	09/30/2017				
Acquisition Closing <i>Ried Acquisition</i>	12/31/2017				

Milestone	Target Date	Completed	Delayed	New Target Date	Progress/Reason for Delay
Progress Report Submitted	12/31/2017				
Annual Project Billing	12/31/2017				
Recorded Acq Documents to RCO <i>Little Bit Easement</i>	12/31/2017				
Recorded Land Survey to RCO <i>Little Bit Easement</i>	12/31/2017				
Recorded Acq Documents to RCO <i>Ried Acquisition</i>	03/31/2018				
Stewardship Plan to RCO <i>Ried Acquisition</i>	03/31/2018				
Stewardship Plan to RCO <i>Little Bit Easement</i>	03/31/2018				
Funding Acknowl Sign Posted <i>Ried Acquisition</i>	06/30/2018				
Final Report in PRISM	06/30/2018				
Progress Report Submitted	06/30/2018				
Agreement End Date	08/30/2018				
Final Billing to RCO	11/30/2018				Need amendment to change

Special Conditions

None

Permits

Permits and Reviews	Issuing Organization	Applied Date	Received Date	Expiration Date	Permit #
None - No permits Required					

Permit Questions

No questions needed for this progress report.

Attachments

PHOTOS (JPG, GIF)

218239



218240

FILES AND PHOTOS

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	03/09/2017	Easement	Template_Conservation Easement_PAO approved.doc	TomB	Template_Conservation Easement_PAO approved.doc , 297093 Progress Report, 03/10/2017, Accepted	

Certify & Submit

Status History

Report Status	Date	User	Note
Accepted	03/10/2017	Josh Lambert	
Submitted	03/09/2017	Tom Beavers	Please let me know if you have any questions. tom
Draft	03/09/2017	Tom Beavers	