
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 10/12/2017

Report Period

From 01/01/2017 To 07/01/2017

Questions

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

Description is required

King County has presented a partial fee offer for the Little Bit property. The offer would purchase the western 2.85 acres of the 17.3 acre parcel along Bear Creek. The purchase area is consistent with the area shown in the application. Originally, the owner wanted to sell a Conservation Easement on the property, but later they decided on a partial fee purchase. King County is interested in the fee purchase since it already owns property in fee to the north and south, along Bear Creek. Little Bit, an NGO, is governed by a Board of Directors. Their board has been negotiating with the County on boilerplate language, involving indemnity language, of the Purchase and Sale Agreement. Any changes to this boilerplate language has to be approved by a King County attorney specializing in acquisition matters. This negotiation has taken some time. King County staff believe that we can reach a signed Purchase and Sale agreement on the property by September 30th, 2017. This partial fee acquisition will involve a legal lot segregation by the King County permit agency, Department of Permitting and Environmental Review (DPER). This segregation takes four to six months so King County anticipates closing on the property by March 2018.

I have attempted to contact Mr. Reid numerous times during this reporting period to determine his interest in selling his property. He has been unresponsive in returning my phone calls or emails.

#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 Purchase and Sale Agreement for the Little Bit Easement will be modified to a Purchase and Sale Agreement for a fee sale on approximately 2.85 acres. The milestone has been extended to September 30, 2017. Acquisition Closing has been extended to 3/31/2018. The offer extended for the Little Bit fee acquisition was \$367,000.

Mr. Reid has been unresponsive in requests to purchase his property.

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

Description is required

Obtain a signed Purchase and Sale Agreement for the Little Bit property. Start the legal lot segregation with DPER (King County Department of Permitting and Environmental Review).

Continue to contact Mr. Reid.

#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 Yes

Description is required

Cost and scope change: Little Bit Easement (\$150,000) to partial fee (\$367,000) for property value. Assuming all incidental and admin costs stay the same, as indicated in the application, I would be returning approximately \$45,415 PSAR funds, providing I was not able to engage Mr. Reid in acquisition activities. I do not want to make any cost or scope changes until King County has a signed Purchase and Sale Agreement with Little Bit. This is anticipated by September 30, 2017.

#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

Property names are identified in the milestones

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Milestones

Milestone	Target Date	Completed	Delayed	New Target Date	Progress/Reason for Delay
Purchase Agreement Signed <i>Ried Acquisition</i>	09/30/2017	✓	✓	09/30/2017	The property owner has been unresponsive on requests to order an appraisal. I will keep trying to contact him.
Order Appraisal(s) <i>Ried Acquisition</i>	12/31/2017		✓	12/31/2017	The property owner has been unresponsive on requests to order an appraisal. I will keep trying to contact him.
Acquisition Closing <i>Ried Acquisition</i>	12/31/2017				
Progress Report Due	12/31/2017				
Annual Project Billing Due	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				
Order Appraisal Review(s) <i>Ried Acquisition</i>	03/30/2018		✓	03/30/2018	The property owner has been unresponsive on requests to order an appraisal. I will keep trying to contact him.
Environmental Assess Complete <i>Ried Acquisition</i>	03/30/2018		✓	03/30/2018	The property owner has been unresponsive on requests to order an appraisal. I will keep trying to contact him.
Acquisition Closing <i>Little Bit Easement</i>	03/30/2018		✓	03/30/2018	A Lot Line Adjustment is required
Baseline Documentation to RCO <i>Little Bit Easement</i>	03/31/2018		✓	03/31/2018	King County is purchasing a portion of the Little Bit property in fee, as compared to a conservation easement. We expect to have a signed Purchase and Sale Agreement signed by 9/30/2017.
Recorded Acq Documents to RCO <i>Ried Acquisition</i>	03/31/2018				
Stewardship Plan to RCO <i>Ried Acquisition</i>	03/31/2018				
Environmental Assess Complete <i>Little Bit Easement</i>	03/31/2018		✓	03/31/2018	Following a signed Purchase and Sale Agreement, King County will conduct a legal lot segregation with King County's Permit Agency, the Department of Permitting and Environmental Review. This process takes 4-6 months to complete. Closing 3/31/2018.
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 Due	06/30/2018				
Progress Report Due	06/30/2018				
Agreement End Date	08/30/2018				
Final Billing Due	11/30/2018				

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.

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Attachments

PHOTOS (JPG, GIF)

FILES AND PHOTOS

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
No attachments match filter criteria						

Certify & Submit

Status History

Report Status	Date	User	Note
Accepted	10/12/2017	Josh Lambert	Tom,, I take it I can go ahead with administrative review and processing of the scope change now that you have a signed PSA, and the WRIA 8 staff have given their blessing? It would be best that we have approved the scope change prior to King WLRD closing. Please attach any completed legal and other incidental documents to PRISM when you have a chance. Thank you, Josh.
Submitted	10/12/2017	Tom Beavers	WLRD has a signed contract for the Little Bit property. WLRD is conducting a Lot Line Adjustment for this acquisition. Closing is expected during the 1st quarter of 2018.
Draft	08/31/2017	Tom Beavers	