

SRFB AMENDMENT REQUEST
RCO Director Decision

Project Name: Nason Creek UWP Horseshoe Bend Acquisition
Project Number: 13-1287A
Project Sponsor: Chelan-Douglas Land Trust
Lead Entity: Upper Columbia Salmon Recovery Board
Lead Entity Ranking: 3 of 21 Regional List
Source of Funding: Federal

Request: Chelan-Douglas Land Trust requests to amend the project agreement to add **\$ 39,601** to the SRFB portion of the Project Agreement due to **(1)** increase in property appraised value of Coaker parcel during the 3+ year pendency of the original owner's estate, and **(2)** overrun on cost of demolition of derelict structures.

CDLT has adequate match funding for the additional acquisition costs through a grant from the Icicle Fund.

Background:

The funded RCO project sought to acquire a 2 acre parcel from Coaker and 10.3 acres from Alberg at River Mile 12-12.5 of Nason Creek, a tributary of the Wenatchee River important for spring Chinook and Steelhead spawning. Both properties had decades old abandoned cabins and more modern detritus including vehicles and trash.

The Alberg parcels were acquired in November, 2015 for appraised value of \$170,000, \$20,000 more than the application estimate. The Coaker property was tied up in the Estate of Edward Coaker in Snohomish County, such that the Estate was not free to sell the property, appraised for \$115,000 in November, 2014. These issues were finally resolved in January of 2017, whereupon CDLT requested an updated appraisal and review appraisal. The value as of May, 2017 is \$132,000 (compared to the originally budgeted \$120,000), and the Estate has agreed to sell for that price. Accordingly, the land costs were budgeted for \$270,000, but the actual cost is 302,000, a \$32,000 difference, plus the additional cost of appraising Coaker twice.

Chelan County Natural Resources did the initial demolition work on both sites within the \$41,800 budget, \$10,000 of which was match from the Department of Ecology. Due to the Estate issues, they were not able to remove a newer, partially completed cabin on the Coaker property. That remains to be done, at an estimated maximum cost of \$9,000 (estimate attached). CDLT is pursuing possibilities for lower cost removal by volunteers, but must include the contracted option at this time.

Securing the requested cost increase will allow CDLT to complete the original scope of work to permanently protect and remove derelict structures from both properties along this important stretch of Nason Creek. CDLT has secured the 15% required match for acquisition from the Icicle Fund, and CDLT is providing the additional demolition cost match from its own funds.

Amendment Change and Rationale:

Cost to complete:

\$132,000	Land acquisition
9,000	Demolition
1,000	Closing Costs
750	Stewardship Plan
500	Weed control
<u>2,000</u>	Admin
\$145,050	Total Remaining Cost

123,293 RCO share (85%)

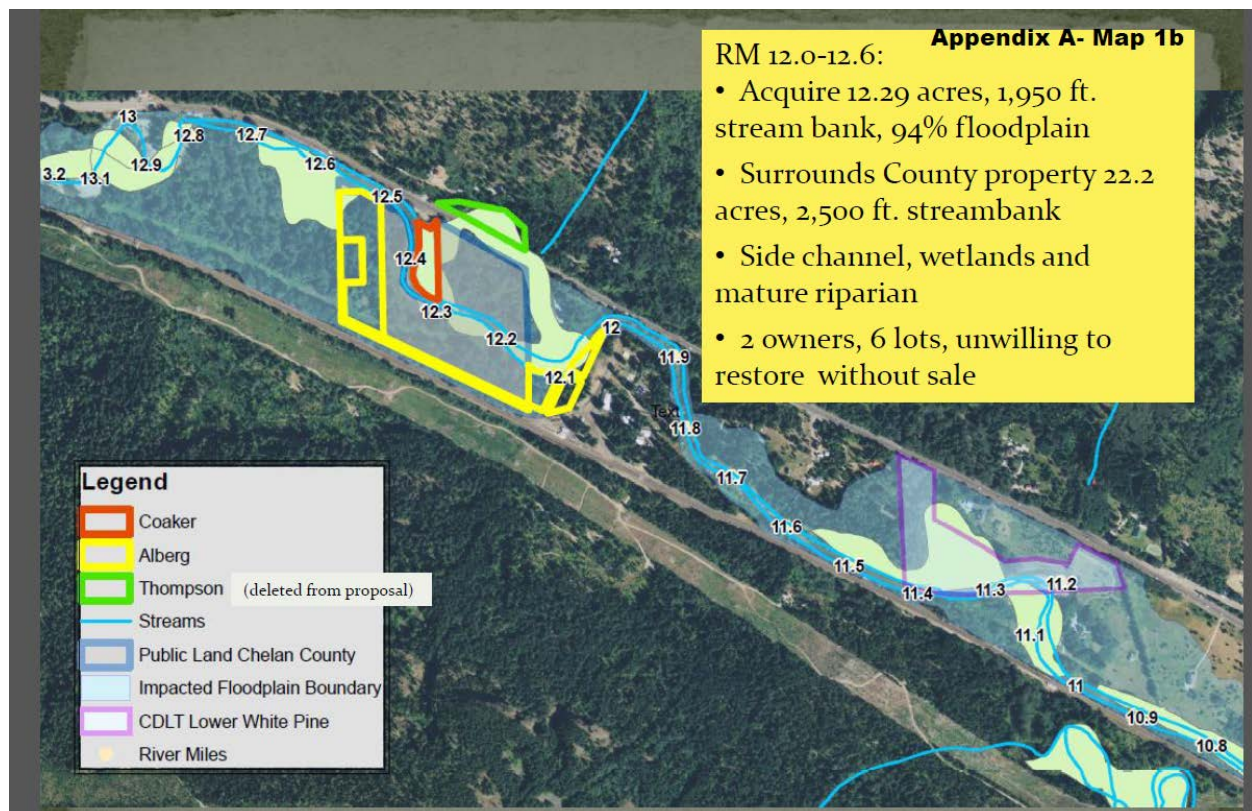
(83,692) RCO Grant Agreement balance as of 7.27.17

\$ 39,601 Requested Cost Increase

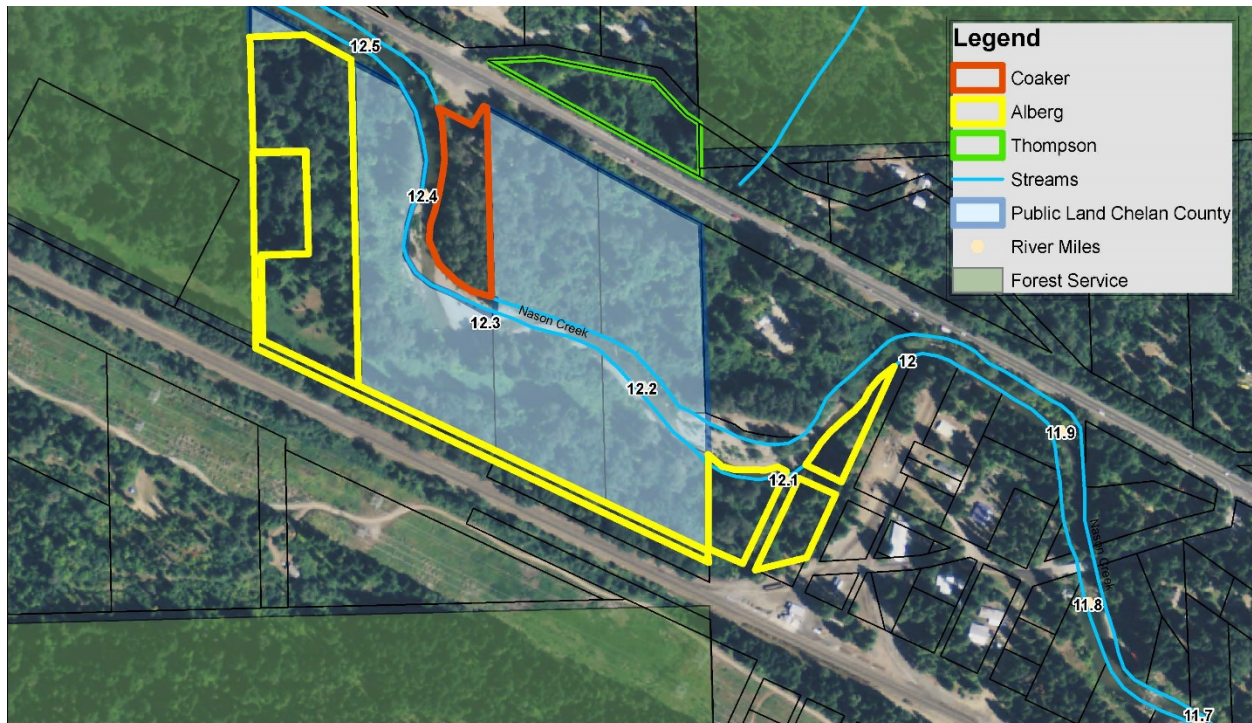
Biological Benefit:

This Project has multiple benefits: (1) permanent protection of the river and floodplain, free of debris, (2) properties flank 22 acres owned by Chelan County with connected river, floodplain and channel migration zone, (3) possible future restoration, previously evaluated by the Yakama Nation (4) possible public education and access site at the Coaker property adjacent to a pull-out on Hwy. 2.

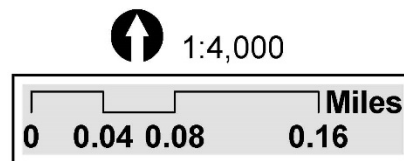
Attachment A
Vicinity Map 1



Attachment B
Project Map



**Upper White Pine
Parcels for Acquisition**



NAID 2011

CDLT Cost Increase Request
Project 13-1287A
July 24, 2017

Attachment C
Lead Entity Support