

**AGENDA SHEET FOR COMMISSIONER'S MEETING OF: August 5, 2008**

**SUBMITTING DEPARTMENT:** Parks, Recreation & Golf

**CONTACT PERSON:** Doug Chase

**PHONE NUMBER:** 477-2529

**CHECK TYPE OF MEETING ITEM BELOW:**

**BID OPENING:**

**2:00 PM CONSENT AGENDA:**

**5:00 PM LEGISLATIVE SESSION:**

**BY LEAVE:** (Item Title)

**SPECIAL SESSION:** (Item Title)

**9:30 AM BOARD BRIEFING:**

**BELOW FOR CLERKS USE ONLY:**

Clerk's Resolution No. \_\_\_\_\_

Approved: (Majority – Unanimous) \_\_\_\_\_

Denied: (Majority – Unanimous) \_\_\_\_\_

Renews/Amends No. \_\_\_\_\_

Public Works No. \_\_\_\_\_

Purchasing Dept. No. \_\_\_\_\_

**AGENDA TITLE:**

**Conservation Futures, Unforeseen Opportunity: Shall the Board amend the Conservation Futures 2005 Priority Acquisition List to add a 0.8-acre riverfront property within the heart of Riverfront Park to the Group "A" List?**

**RECOMMENDATION:** Please APPROVE via (1) amend resolution 08-0771, updating the Priority Acquisition Group "A" List to include the 0.8-acre subject property; and (2) authorize staff to pursue acquisition of this property (City of Spokane Parks Department ownership) contingent upon City of Spokane Parks Department long-term financing of the purchase with an annual payment commitment from the Conservation Futures Fund not to exceed \$350,000.00 per year for 20-years.

**BACKGROUND** (Attach separate sheet(s) if necessary):

An "unforeseen opportunity" acquisition nomination was received and reviewed by the Spokane County Conservation Futures Lands Subcommittee and Parks Advisory Committee. The 0.8-acre property ("subject property") is located within the City of Spokane's Riverfront Park currently known as the "YMCA Property". This property is a critical component of Riverfront Park with outstanding Spokane River frontage on Canada Island's south river channel, the most dramatic natural falls area within Riverfront Park and is under immediate threat of development. If purchased, the City of Spokane Parks Department shall remove the existing YMCA building when it has reached its "end-of-life" (15-20 years) and return the area to an enhanced natural state. During this interim period of time, the primary use of the existing building shall be to provide recreational programming.

The nominators (future owners) wish to see this property purchased with Conservation Futures funds at a significant discount, \$1.1 million less than appraised value / negotiated purchase price. Specifically \$4.2 million vs. \$5.3 million.

The Spokane County Conservation Futures Lands Subcommittee reviewed the Unforeseen Opportunity Nomination on May 29th, 2008 then re-convened on June 20<sup>th</sup>, 2008 to tour the subject property and to perform their ranking of the property. On this date the Lands Subcommittee also re-visited other properties on the 2005 Priority Acquisition Group "A" List to review and compare those properties with the nominated subject property. The Lands Subcommittee met at their regular meeting on July 8<sup>th</sup>, 2008 to review and discuss their individual rankings of the subject property and ultimately passed a unanimous motion in favor of adding this 0.8-acre parcel of land to the Priority Acquisition Group "A" List.

The Spokane County Parks Advisory Committee received the recommendation of the Lands-Subcommittee at their July 9<sup>th</sup>, 2008 regular meeting and continued the item for further discussion. The PAC held a "Special Meeting" on July 21<sup>st</sup> at the subject property. After lengthy discussion, the PAC unanimously passed a recommendation in favor of acquiring the subject property as detailed above.

- The attached map shows the location of the proposed acquisition.

**FISCAL IMPACT:**

The acquisition of this property with Conservation Futures funds at a significant discount will ensure its long-term protection. The maintenance, operation and restoration of the property will be undertaken by the Spokane City Parks Department.

**SIGNATURES:**

A handwritten signature in blue ink, appearing to read 'Doug Chase', with a long horizontal flourish extending to the right.

**Doug Chase, Director  
Spokane County Parks Recreation & Golf**