

PROJECT: 14-1100 ACQ,DEV, KETTLE RIVER ACCESS

Sponsor: Dept of Fish & Wildlife Program: WWRP - Water Access Status: Active
Project Start Date: 12/14/2015 Agreement End Date: 06/30/2018

Progress Report Status: Accepted 02/07/2018

Report Period

From 06/22/2017 To 02/01/2018

Questions

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

Description is required

Acquisition negotiations for the target property were exhausted last year, with issues raised with the initial appraisal. The seller obtained his own appraisal and was then willing to re-engage on a potential sale of the property but by then, the previous appraisal was expired. WDFW contracted a second appraisal and after successful completion of that appraisal and appraisal review, delivered a purchase offer which was accepted and entered a purchase and sale agreement with the seller on January 11, 2018.

#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 extensive appraisal process and protracted negotiations have delayed getting the target property under purchase and sale agreement. Now that the property is under agreement, WDFW has obtained Commission approval to acquire the property and is completing its due diligence prior to closing, which is anticipated to occur prior to June 30, 2018. WDFW will request an extension for this combination grant, requesting additional time to complete the development component of this combination project.

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

Description is required

WDFW will complete its due diligence for the acquisition (finish title report review, order environmental assessment), open escrow and proceed to close. Milestones have been updated within this progress report to reflect realistic development milestones, pending approval of forthcoming time extension request.

#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

Yes, a time extension is anticipated and will be forthcoming under separate cover.

#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

n/a

Progress Report, Project 14-1100

Milestones

Milestone	Target Date	Completed	Delayed	New Target Date	Progress/Reason for Delay
SEPA/NEPA Completed	09/30/2017		✓	04/30/2018	SEPA/NEPA process delayed until property was under PSA.
All Bid Docs/Plans to RCO	09/30/2017		✓	06/30/2018	Delayed until property was under PSA.
Bid Awarded/Contractor Hired	11/15/2017		✓	07/31/2018	Contracts will not be awarded until after property is acquired.
Construction Started	02/15/2018		✓	07/31/2018	Acquisition Delay
60% Plans to RCO	02/28/2018		✓	05/31/2018	Acquisition Delay
Applied for Permits	02/28/2018		✓	04/15/2018	Acquisition Delay
Recorded Acq Documents to RCO	03/22/2018				
Special Conditions Met <i>Evidence of compliance with Executive Order 05-05 and/or Section 106 required, see Special Conditions #1.</i>	03/30/2018		✓	06/30/2018	Acquisition Delay
Survey Complete	04/01/2018		✓	07/31/2018	Acquisition Delay
50% Construction Complete	04/15/2018		✓	10/31/2018	Acquisition Delay
RCO Interim Inspection	04/30/2018		✓	10/31/2018	Acquisition Delay
Funding Acknowl Sign Posted	06/01/2018		✓	05/31/2019	Acquisition Delay
90% Construction Complete	06/01/2018		✓	04/30/2019	Acquisition Delay
Acquisition Closing	06/15/2018		✓	06/15/2018	Entering PSA delayed; closing anticipated to occur no later than June, 2018, but will occur sooner if possible, once all acquisition due diligence is completed.
Demolition Complete	06/15/2018		✓	05/31/2019	Acquisition Delay
Noxious Weed Control Complete	06/15/2018		✓	05/31/2019	Acquisition Delay
Fencing Complete	06/15/2018		✓	05/31/2019	Acquisition Delay
Final Report Due	06/15/2018		✓	06/30/2019	Acquisition Delay
Final Billing Due	06/15/2018		✓	06/30/2019	Acquisition Delay
Construction Complete	06/15/2018		✓	05/31/2019	Acquisition Delay
Agreement End Date	06/30/2018		✓	06/30/2019	Acquisition Delay
RCO Final Inspection	06/30/2018		✓	06/30/2019	Acquisition Delay

Special Conditions

1. Archaeological, Historic, and Cultural Resource Consultation

Section 8 of this agreement requires compliance with Executive Order 05-05 and/or Section 106 of the National Historic Preservation Act. Since state agency sponsors have the authority to act as lead for ensuring compliance with such requirements, RCO has not initiated review or consultation for this project. The Sponsor must submit to RCO evidence of completion of the appropriate cultural resource review process. RCO will withhold final reimbursement until this requirement is met.

Progress Report, Project 14-1100

Permits

Permits and Reviews	Issuing Organization	Applied Date	Received Date	Expiration Date	Permit #
Archeological & Cultural Resources (EO 05-05)	DAHP				
Clear & Grade Permit	City/County				
Health Permit	Dept of Health/County				

Permit Questions

#1: Any additional mitigation requirements? If so, please describe.

Choice No

#2: Are there any additional permits required? If so, please describe.

Choice No

#3: Tell us about your progress with securing your permits or ESA consultation.

Description is required

Progress pending successful acquisition.

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	02/07/2018	Karen Edwards	
Submitted	02/06/2018	DeAnn Beck	
Returned	02/06/2018	Karen Edwards	Hi DeAnn, I'm returning this progress report to ask that one word be changed when answering #1 in the questions tab. You mention that I approved a second appraisal for the property. I do not have the authority to approve a second appraisal, only our director has the authority to do so. I did, however, confirm the following: "An appraisal update performed by the original appraiser within 24 months of the effective date of the original appraisal report IS eligible for reimbursement under the RCO grant agreement. The appraisal report completed by Kirk Dosser, Pacific Appraisal Associates, has a market value effective date of May 13, 2016. As a result, we are well within the 24-month period. Additionally, since the appraisal update is required by RCO to be reviewed, the review appraisal for the update is also eligible for reimbursement under the RCO grant agreement so long as it's completed by the original review appraiser, Gregory Richards." I just don't want there to be a misunderstanding that I approved something that I do not have delegated authority to approve. Thank you for your understanding. Karen
Submitted	02/01/2018	DeAnn Beck	
Draft	01/24/2018	DeAnn Beck	