

STATE BOARD OF LAND COMMISSIONERS

June 18, 2024
Consent Agenda

Subject

Direction to sell the Idaho Department of Fish and Game (IDFG) surplus property known as the Greer Access Site (Greer Site) to Clearwater County at a negotiated price.

Question Presented

Shall the Land Board authorize the Department to sell the Greer Site to Clearwater County?

Background

On May 16, 2023, the State Board of Land Commissioners (Land Board) directed the Idaho Department of Lands (Department) to solicit interest for the disposition of the Greer Site property, pursuant to the Surplus Property Act, Idaho Code § 58-331 *et seq.* (Attachment 1).

The Greer Site was appraised by Stephen Agen of Valbridge Property Advisors on March 22, 2023, and has an "as-is" market value of \$150,000.

Pursuant to Idaho Code § 58-332, the Department first notified other state agencies to determine whether any state agency was interested in purchasing the property. No state agency expressed such interest. The Department then notified and offered the property to tax supported agencies, including federal, city, and county agencies to determine if there was any interest in purchasing the property.

On June 20, 2023, the Clearwater County Commissioners submitted a letter expressing interest in purchasing the Greer Site and indicated that they would be making an offer after they worked with the County Assessor on a value. No other tax-supported agencies expressed interest in the property. On February 20, 2024, the Clearwater County Commissioners submitted an offer of \$50,000 to purchase the property. (Clearwater County letters are Attachment 2). The Department presented the offer to IDFG, and on April 27, 2024, IDFG submitted a letter to the Department accepting the Clearwater County offer of \$50,000 as "adequate and valuable consideration" (as per Idaho Code § 58-332(2)) (Attachment 3).

The Department scheduled a public hearing to solicit comment regarding the sale of the Greer Site to Clearwater County and published notice of the public hearing in the local newspaper for five (5) consecutive weeks (Attachment 4).

Discussion

The public hearing was held on May 6, 2024. Seven (7) members of the public attended the meeting, as well as Vince Frazier, Chairman of the Clearwater County Commissioners, and Kevin Jones who represented IDFG. The Department received two (2) written comments and two (2)

verbal comments from members of the public during the hearing. One person submitted a written comment and gave verbal comments at the meeting; a total of three (3) individual members of the public provided comment. Written comments are included as Attachment 5. IDFG representative Kevin Jones and Clearwater County Commission Chairman Vince Frazier also made comments during the hearing.

The comments from the members of the public were all directed toward the current public uses of the property and the desire to continue utilizing the property for those activities. The uses described were as a public gathering place, use of the restroom facility by log truck drivers, access to an irrigation line to fill the community fire truck, and use as a parking area for the purpose of carpooling. Mr. Jones described the reasons that IDFG no longer needs the property. Mr. Frazier explained that the county commissioners are aware of the current public uses of the property and assured the public that the Greer Site will remain in public use. Mr. Frazier said that the county does not intend to develop the property for a different use, rather they intend to continue servicing the outhouse facility, maintaining access to the pump to fill the fire truck, and plan on making some improvements to the parking area, such as filling in some low spots that tend to hold rainwater.

No comments were received in opposition to the sale of the Greer Site to Clearwater County. A map of the Greer Site is included as Attachment 6.

Recommendation

Direct the Department to complete the surplus land sale of the Greer Site to Clearwater County as proposed.

Board Action

Attachments

1. Land Board Memo dated May 16, 2023
2. Letters from Clearwater County dated June 20, 2023 & February 20, 2024
3. Letter from IDFG dated April 27, 2024
4. Notice and Affidavit of Public Hearing
5. Written Public Comments
6. Greer Site Map

STATE BOARD OF LAND COMMISSIONERS

May 16, 2023
Consent Agenda

Subject

Request to declare and dispose of surplus property owned by the Idaho Department of Fish and Game and the Idaho Fish and Game Commission

Question Presented

Shall the Land Board authorize the Idaho Department of Lands (Department) to declare and dispose of the Idaho Fish and Game Department property known as the Greer Access Site (Greer Site) as surplus property?

Background

The Idaho Department of Fish and Game (IDFG) requested approval via letter dated December 23, 2022, for the State Board of Land Commissioners (Land Board) to declare its ownership interest in the Greer Site as surplus property, pursuant to the Surplus Property Act, Idaho Code §§ 58-331–335 (Attachment 1).

The Greer Site consists of approximately 0.86 acres of land, split between two non-contiguous parcels located in Clearwater County, near the town of Greer. For purposes of this memo, the northern parcel of the Greer Site will be referred to as "Parcel 1" (0.36 acres), and the southern parcel will be referred to as "Parcel 2" (0.50 acres). Parcel 1 is unimproved. Parcel 2 is improved with a gravel parking lot and a concrete vault toilet. A map of the property is included as Attachment 2; a vicinity map is Attachment 3.

Parcel 1 was acquired by IDFG in 1987, and Parcel 2 was acquired in 1989, using dedicated funds from the sale of salmon and steelhead fishing permits. The Greer Site was acquired and used to provide fishing access for anadromous-species anglers. The entirety of the IDFG property contains three parcels: Parcel 1, Parcel 2, and a western parcel; however, IDFG wishes to retain the western parcel that lies adjacent to the river and continues to provide fishing access. Parcel 1 and Parcel 2 are not critical to angler access and therefore have been identified as surplus to the needs of IDFG.

The Greer Site was appraised by Stephen Agen of Valbridge Property Advisors on March 22, 2023, and has an "as-is" market value of \$150,000.

Discussion

Pursuant to Idaho Code § 58-331, custody and control of the Greer Site will be transferred to, and title will be vested in, the Land Board for disposition. Per Idaho Code § 58-332, the Department, on behalf of the Land Board, will notify other state agencies to determine if any

are interested in purchasing the property. If no other state agencies express interest in the property, the Department will offer the property to tax-supported agencies, including city, county, and federal agencies, to determine if there is any interest in purchasing it. If no tax-supported entity expresses interest, the Department will offer the Greer Site at public auction in Clearwater or Ada County, with Parcel 1 and Parcel 2 being auctioned and sold either individually or combined. If the Greer Site parcels do not sell at auction, the Department will advertise any unsold parcels and accept adequate and valuable consideration in a negotiated sale.

Recommendation

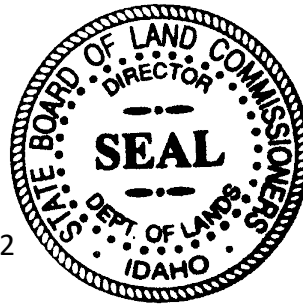
Direct the Department to offer the Greer Site parcels for disposition in accordance with the Surplus Property Act, Idaho Code §§ 58-331–335, and authorize the Department to offer the Greer Site parcels at public auction in Clearwater or Ada County.

Board Action

Approved 05/16/2023

Attachments

1. IDFG Surplus Request, dated December 23, 2022
2. Parcel Map
3. Vicinity Map



P.O. Box 586
Orofino, ID 83544
Phone: (208) 476-3615
Fax: (208) 476-8902



Commissioners
Vince Frazier, Chair
Mike Ryan
Richard Miller

June 20, 2023

Zane Lathim, Real Estate Specialist
Real Estate Services Bureau
P.O. Box 83720
Boise, ID 83720-0050

Mr. Lathim;

The Board of County Commissioners are interested in the State of Idaho Department of Fish and Game surplus property and would like to make an offer on the Greer site. The Board is waiting to hear from Clearwater County Assessor on the valuation of the property. Along with doing a walk on the property the Board will get an offer put together.

Thank you,

Clearwater County
Board of County Commissioners

A handwritten signature in black ink, appearing to read "Vince Frazier", is written over a horizontal line.

Vince Frazier, Chairman

P.O. Box 586
Orofino, ID 83544
Phone: (208) 476-3615
Fax: (208) 476-8902



Commissioners
Rick Winkel, Chair
Mike Ryan
Vince Frazier

February 20, 2024

Zane Lathim, Real Estate Specialist
Real Estate Services Bureau
P.O. Box 83720
Boise, ID 83720-0050

DEPT. OF LANDS
FEB 23 2024
BOISE, IDAHO

Dear Mr. Lathim;

The Clearwater County Board of Commissioners are interested in the State of Idaho Department of Fish and Game surplus property. After careful consideration and after evaluation, care and maintenance of the vault bathroom. Along with the need for gravel and care for parking in the area for the recreation user and the local citizen usage. We would like to make an offer of \$50,000 (Fifty-Thousand Dollars). On the site indicated in the enclosed map RP00500009003BA and RP00500007002AA.

We feel that is far as we are using County tax dollars to purchase the property and insure the property along with having to budget future County tax dollars for its maintenance and upkeep on the property.

Thank you for your consideration. We look forward to hearing back from you.

Sincerely,

Clearwater County
Board of County Commissioners



Vince Frazier
Chairman



IDAHO DEPARTMENT OF FISH AND GAME

600 S Walnut / P.O. Box 25
Boise, Idaho 83707

Brad Little / Governor
Jim Fredericks / Director

April 27, 2024

State Board of Land Commissioners
954 West Jefferson Street
P.O. Box 83720
Boise, ID 83720-0050

RE: Greer Access Site Sale

Dear Members of the Board:

The Idaho Department of Fish and Game (IDFG) has reviewed, and understands, the Clearwater County Board of Commissioners (Buyer) purchase offer for the surplus property known as the former Greer Access Site (Property), located in Greer, Idaho. In addition, IDFG has reviewed, and understands, the \$150,000 valuation reported in the March 21, 2023 Property appraisal.

We are pleased to accept the Buyer's purchase offer for \$50,000 and believe it to be adequate and valuable consideration for the Property. IDFG is supportive of keeping this property available for public use and appreciates Clearwater County's interest in continuing to manage the Property for public benefit.

I would like to thank the Board and the Department of Lands for your assistance in disposing of this surplus property.

Please contact Lands Program Coordinator Casey Pozzanghera at 208-287-2713 if you have any questions.

Sincerely,


Jim Fredericks
Director

JF:CBP:vt

Keeping Idaho's Wildlife Heritage

Equal Opportunity Employer • 208-334-3700 • Fax: 208-334-2114 • Idaho Relay (TDD) Service: 1-800-377-3529 • <https://idfg.idaho.gov>

ATTACHMENT 3

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the State of Idaho, acting by and through the State Board of Land Commissioners is considering the sale of real property to Clearwater County, pursuant to Idaho Code §§ 58-331 and 58-332. The real property is located along the west side of Greer Road, north of Highway 11 and east of the Clearwater River and is further identified as Assessor's Parcel Numbers (APNs) RP00500007002A and RP00500009003B, consisting of 0.50 acres and 0.36 acres, respectively. The subject is two, non-contiguous tracts of vacant land located in close proximity, setback from the Clearwater River. A BG and CM rail line extends north/south along the west boundary of both parcels, including a +/-100' inholding separating each parcel. Parcel '7002A is a rectangular tract of open land improved with a graveled parking lot and a small 8' x 14' outhouse, situated near the southeast corner of the property. Parcel '9003B is a rectangular tract of unimproved land with moderate brush and timber. Both tracts are assessable via Greer Road, a partially graveled public road. The real property considered for disposal is referred to as the Greer Access site, and is more particularly described as follows:

1. Greer Access Site: ~1 acre split between 2 parcels, Clearwater County
Parcel 1: T 35 N, R 2 E, BM. Sec. 11, Northerly 90 feet of Lots 3, 4, 5, 6, 7, 8, and 9, Block 9, townsite of Greer, & Tax No. 597 (parcel of land lying between the railroad of way and the Clearwater directly opposite Block 7, 9 and 11 of the townsite of Greer).

County Courthouse, Courtroom #2, located at 150 Michigan Avenue, Orofino, ID 83544, on the 6th day of May, 2024 from 9:00 am [PT] to 12:00 pm [PT]. The purpose of the hearing is to receive public comment on the proposed sale of the real property from the State of Idaho to Clearwater County in the amount of Fifty Thousand Dollars (\$50,000.) Any questions should be directed to: Idaho Department of Lands, Zane Lathim, 300 N 6th Street, Suite 103, P.O. Box 83720, Boise, Idaho 83720-0050. Persons requiring special accommodation at the public hearing must contact Zane Lathim at (208) 334-0288, at least seven (7) days prior to the hearing date to make arrangements.

Dustin Miller, Director, Idaho Department of Lands.

4-3, 10, 17, 24; 5-1c

Parcel 2: T 35 N, R 2 E, Lots 1, 2, 3, 4, 5, 6, 7, 8, 11, and 12, Block 7, T Greer, excepting: a parcel of land lying

both sides of the centerline of the highway as surveyed and shown on the official plat of the Clearwater AS-4780(4) Highway Survey on file in the office of the Department of Highways of the State of Idaho, and lying over and across Lots 1, 2, and 3 of Block 7 of the Village of Greer, Idaho, according to the official plat thereof on file and of record in the office of the Recorder of Clearwater County, Idaho, as described as follows, to-wit: Beginning at a point coincident with the SW corner of Block 7 of the Village of Greer, Idaho, according to the official plat thereof on file and of record in the office of the Recorder of Clearwater County, Idaho; thence Northerly along the Westerly boundary of said Block 7 a distance of 75.0 ft, more or less, to a point; thence Easterly along a curve right of 183.24 ft radius, 40.0 ft distant Northerly from and parallel to the center line of the Clearwater AS-4780(4) Highway Survey a distance of 95.0 ft, more or less, to a point on the Easterly boundary of said Block 7; thence Southerly along the Easterly boundary of said Block 7 a distance of 41.0 ft, more or less, to the Southeasterly corner of said Block 7; thence Westerly along the Southerly boundary of said Block 7 a distance of 86.0 ft to the point of beginning. Also excepting: a strip of land 10 ft wide, being the Southwesterly 10 ft of Lots 4 through 12, both inclusive, Block 7 of the Village of Greer, Idaho, as shown on the official plat thereof.

A public hearing is scheduled to take place at the Clearwater

AFFIDAVIT OF PUBLICATION

STATE OF IDAHO)
) ss.
County of Clearwater)

MARCIE STANTON

being first duly sworn in, on oath, deposes and says:

That I am and at all times herein mentioned have been a citizen of the United States and of the State of Idaho, over 21 years of age, and that I am not a party to nor interested in the above entitled proceeding; that I am and at all times herein mentioned have been the Editor, Foreman, of THE CLEARWATER TRIBUNE; that said Clearwater Tribune is a newspaper of general circulation, printed and published weekly at Orofino, in the County of Clearwater and State of Idaho; that the Clearwater Tribune has been continuously and uninterruptedly published in Clearwater County, Idaho, during the period of seventy-eight consecutive weeks prior to the first publication of attached copy of:

Idaho Department of Lands
NOTICE OF PUBLIC HEARING

of which the annexed is a full, true and correct printed copy, was published in the regular and entire issue of said newspaper, and not in any supplement thereof, for a period of five consecutive weeks, commencing on the 3rd day of April 2024, and ending on the 1st day of May 2024.

This legal notice has also been posted to the IdahoPublicNotices.com website beginning April 3, 2024 as a courtesy of the Clearwater Tribune and the Newspaper Association of Idaho.

Marcie Stanton

STATE OF IDAHO)
)
COUNTY OF CLEARWATER)

On this 1st day of May in the year of 2024, before me, a Notary Public, personally appeared

Marcie Stanton

known or identified to me to be the person whose name subscribed to the within instrument, and being by me duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.

Michelle D. Donner

Notary Public for Idaho
Resident at Orofino, Idaho
My commission expires: 10/3/2029



Greer Access Site Property Sale, Public Hearing

Clearwater County Courthouse, Courtroom #2, located at 150 Michigan Avenue, Orofino, ID 83544

May 6, 2024 - 9:00 AM {PT}

State of Idaho Department of Lands Public Comment Item: Idaho Department of Fish and Game Surplus Sale. The Greer Access Site Property, pursuant to Idaho Code §§ 58-331 and 58-332, is considered for disposal to Clearwater County for the negotiated value of \$50,000.00.

Comments: _____

Personal Concern: Our property has an irrigation row, across the land next to the river. That line is for irrigation and filling the fire truck for the Fire District
Community concern: We need the little park for community / fire district activities

Name: Connie Miller

Address: 202 Greer Rd Orofino
P.O. Box 163
Ahsahka, 83520

Greer Access Site Property Sale, Public Hearing

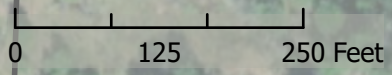
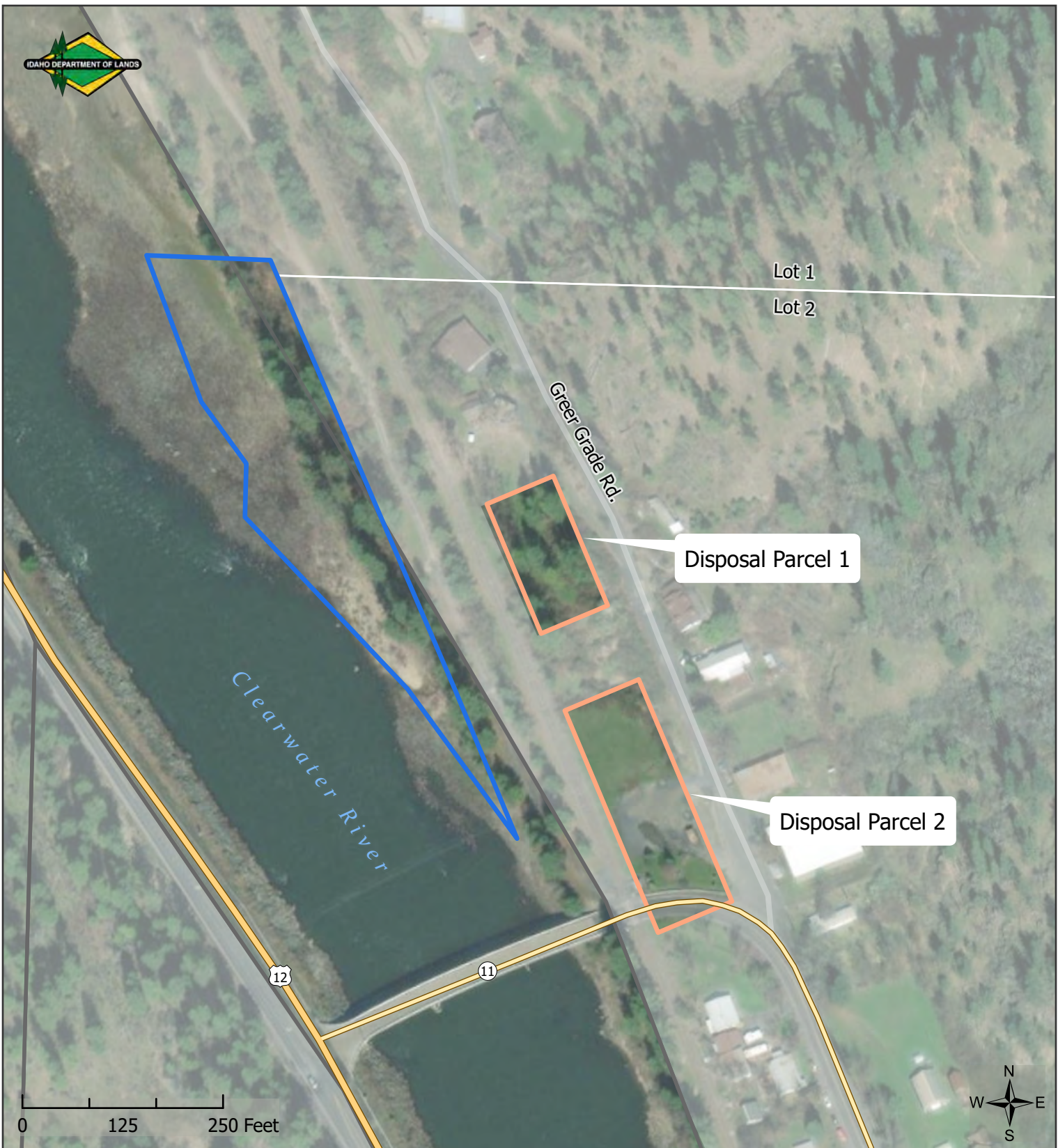
Clearwater County Courthouse, Courtroom #2, located at 150 Michigan Avenue, Orofino, ID 83544







May 6, 2024 - 9:00 AM {PT}

State of Idaho Department of Lands Public Comment Item: Idaho Department of Fish and Game Surplus Sale. The Greer Access Site Property, pursuant to Idaho Code §§ 58-331 and 58-332, is considered for disposal to Clearwater County for the negotiated value of \$50,000.00.

Comments: I would be happy if the County purchases the Greer Access Site Property; and keeps it as a park - public land. We have enjoyed accessing the river from this property with our family, and my kids have run a soft drinks stand next to the parking area during the summer which has been enjoyable both for our family and for the public.

Name: Rodney Horning
Address: 490 Thornton Rd.
Orofino, ID
83544



-  Disposal Parcels
-  Retain - River Access Parcel
-  US Highway
-  State Highway
-  Private
-  Section
-  Subsection

IDFG Surplus Disposition
Greer Access Site
 T35N - R02E - Sec. 11
 Clearwater County, Idaho

5/2/2023

