

Resolution 2025-19
(Rescinds Resolutions 2011-65 and
2011-66)
Purchase of Real Property

WHEREAS, *Idaho Code* §31-808 vests the Board of County Commissioners with the power and authority to manage real and personal property for the benefit of the County; and

WHEREAS, *Idaho Code* §67-2322 provides that counties have the power to convey or transfer real or personal property to another unit of government, with or without consideration, and

WHEREAS, the Coeur d'Alene Airport controls property within its boundaries where it operates as a federally funded, Part 139 airport, and currently leases real property to Kootenai County Parks and Waterways, and Snowgroomers, as follows:

**Real property at the address of 10905 N Ramsey Road, Hayden, ID
And NNA N Ramsey Road, Hayden, ID**

PARCEL NUMBER: 51N04W-15-2545; AIN: 319369

And part of

PARCEL NUMBER: 51N04W-15-0500; AIN: 345184

See Warranty Deed and Exhibit "A" attached hereto

WHEREAS, the FAA Revenue Use Policy (64 FR 7696) states that all non-aeronautical land leases shall be at fair market value, and Kootenai County prefers to own the property outright instead of continuing to lease from the Airport, and

WHEREAS, a fair market appraisal on said real property was completed, and it was provided along with an offer to purchase to the FAA, which the FAA has deemed to meet appraisal standards with appropriate valuation, and

WHEREAS, sale of property belonging to an airport that received funding from the Federal Aviation Administration (FAA) must retain all proceeds from disposal in accordance with Airport Sponsor's Assurance# 25(a)-Airport Revenues, which states:

"All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual transportation of passengers or property; or for noise mitigation purposes on or off the airport."; and

WHEREAS, it is the desire of Kootenai County to complete the purchase of the above real property for \$1,044,000 (90% of appraised value), and all proceeds returned to the Airport Fund (Fund 30);

NOW THEREFORE, IT IS HEREBY RESOLVED that it is in the best interest of Kootenai County and the Coeur d'Alene Airport that the real property referenced hereinabove be purchased by Kootenai County and directs the Auditor's Office to transfer the agreed-upon purchase amount to the Airport Fund.

Upon a motion to adopt the text of the foregoing Resolution made by Commissioner Duncan, seconded by Commissioner Eberlein;

The following vote was recorded:

Commissioner Eberlein: Aye
Commissioner Duncan: Aye
Chair Mattare: Aye

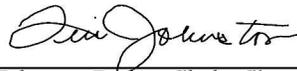
Upon said roll call, the text of the foregoing was duly enacted as a Resolution of the Board of Commissioners of Kootenai County, Idaho on the 4th day of March, 2025.

KOOTENAI COUNTY
BOARD OF COMMISSIONERS

ATTEST:
JENNIFER LOCKE, CLERK



Bruce E. Mattare, Commissioner - Signed 3/4/2025



Teri Johnston, Deputy Clerk - Signed 3/5/2025



Leslie Duncan, Commissioner - Signed 3/4/2025



Marc Eberlein, Commissioner - Signed 3/5/2025