

**Resolution 2024-93**  
**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 Search and Rescue as follows:

**Real property at the address of 10885 N Ramsey Road, Hayden, ID**  
**PARCEL NUMBER: 51N04W-15-2529; AIN: 220992**  
**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 \$349,258 (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 Mattare, And seconded by Commissioner Brooks

The following vote was recorded:

Commissioner Brooks: Aye  
Commissioner Mattare: Aye  
Chair Duncan: Aye

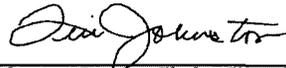
Upon said roll call, the text of the foregoing was duly enacted as a Resolution of the Board of Commissioners of Kootenai County, Idaho on the 10<sup>th</sup> day of December, 2024.

KOOTENAI COUNTY  
BOARD OF COMMISSIONERS

ATTEST:  
JENNIFER LOCKE, CLERK



Leslie Duncan, Commissioner - Signed 12/10/2024



Teri Johnston, Deputy Clerk - Signed 12/11/2024



Bruce E. Mattare, Commissioner - Signed 12/10/2024



Bill Brooks, Commissioner - Signed 12/11/2024

