

Resolution 2023-69
Approve Sale of 2.895 Acres (126,129 sq. ft.) of Parcel 0-3560-11-339-AA/AIN 113361, and
Approve Temporary Construction Easements of 4,313 sq. ft. of Parcel 51N04W-10-8000/AIN
113294
City of Hayden

WHEREAS, Kootenai County is in possession of a parcel of land known as 0-3560-11-339-AA/AIN 113361, the legal description of which is HAYDEN LAKE IRR TRS AMENDED, TRS 339, 340, 341, 342 & 343, VAC RW, REAL PROPERTY (AIRPORT) 1151N04W; and

WHEREAS, Kootenai County is in possession of a parcel of land known as 51N04W-10-8000/AIN113294, the legal description of which is SE4 & BLDG 24 (POWER HOUSE), REAL PROPERTY (AIRPORT) 1051N04W; and

WHEREAS, the City of Hayden has contacted the County desiring to purchase property needed for construction to extend Ramsey Road from Wyoming Avenue to Lancaster Road as a bypass to the Coeur d'Alene Airport; and

WHEREAS, the City of Hayden has presented an offer of purchase to County in the amount of \$409,172.58 for 126,129 sq. ft. of parcel 0-3560-11-339-11 (AIN 113361); and

WHEREAS, the City of Hayden has presented an offer of payment for temporary construction easements to the County in the amount of \$1,887 for 4,313 sq. ft. of parcel 51N04W-10-8000 (AIN 113294); and

WHEREAS, Federal Aviation Association Airport Sponsor's Assurances # 25(a)-Airport Revenues states, "All revenues generated by the airport... will be expended by it for the capital or operating costs of the airport."

WHEREAS, Coeur d'Alene Airport desires full funding received from the City of Hayden to be deposited in Airport fund 30.1.101.2-4831; and

WHEREAS, Idaho Code §31-808 states that a board of county commissioners may at their discretion, grant to or exchange with any political subdivision or taxing district of the state of Idaho, any real or personal property, after adoption of a resolution that the grant or exchange of property is in the public interest;

NOW, THEREFORE, BE IT HEREBY RESOLVED that the County is receiving fair market value, as determined by an Idaho licenses appraiser, for purchased property at \$3.24/sq. ft. and for temporary construction easements at \$0.44/sq. ft.; and

BE IT FURTHER RESOLVED, the Board agrees to proceeds of sale to be retained by the Airport; and

BE IT FURTHER RESOLVED, Kootenai Title Company will be responsible for generating closing documents, transferring funds to the County, and completing the sale process; and

BE IT FURTHER RESOLVED, a map showing purchased property and temporary construction easements, legal descriptions, closing documents, deeds, and previous meeting minutes relating to this sale are attached as Exhibit A; and

BE IT FURTHER RESOLVED, the Board of County Commissions agrees to the sale of the aforementioned property and the temporary construction easement of the aforementioned property as it is in the public interest; and

BE IT FURTHER RESOLVED, the subject property be sold to the City of Hayden for the Ramsey Road Wyoming Ave to Lancaster Rd extension.

Upon a motion to adopt the text of the foregoing Resolution made by Commissioner Mattare, seconded by Commissioner Duncan, the following vote was recorded:

Commissioner Brooks: Excused
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 County Commissioners of Kootenai County, Idaho on August 15, 2023.

KOOTENAI COUNTY
BOARD OF COUNTY COMMISSIONERS

ATTEST:
JENNIFER LOCKE, CLERK



Leslie Duncan, Commissioner - Signed 8/15/2023



Teri Johnston, Deputy Clerk - Signed 8/16/2023



Bruce H. Mattare, Commissioner - Signed 8/15/2023

