



Board Resolution

Listing Mikkelsen Property for Sale

By affirmative vote of the Board of Directors ("Board") of Inland Northwest Land Trust, a Washington non-profit corporation doing business as Inland Northwest Land Conservancy ("INLC"), on July 31, 2018 the Board did pass the following resolution:

WHEREAS, INLC purchased the 159-acre Mikkelsen property at Reardan, WA with the intent of transferring it to the Washington Department of Fish & Wildlife ("WDFW"); and

WHEREAS, it is now unlikely that WDFW will take possession of the property either through sale or donation; and

WHEREAS, only the north approximately 52 acres have significant conservation values; and

WHEREAS, the Executive Committee recommends listing the full 159 acres for sale at \$169,900 and hiring Greg Schuster of Coldwell Banker Tomlinson as realtor; and

WHEREAS, the Executive Committee recommends obtaining a lot line adjustment to keep the best 52+/- acres in one parcel in the event the property must be sold in two parts; and

WHEREAS, the best comparables for valuing the land are INLC's most recent transactions in the area as determined by the August 2017 Valbridge Sales Research Report; and

WHEREAS, the Board is reasonably informed that the price of \$1,000 per acre is valid;

NOW, THEREFORE, the Board approves:

- listing the entire 159-acre Mikkelsen property for \$169,900 subject to a conservation easement on the 52 +/- acres with highest conservation value; and

- hiring Greg Schuster as realtor with board president Carl Griffin authorized to sign the listing agreement and other pertinent documents; and
- selling the property without an appraisal;

AND FURTHER, the Board directs the Executive Director to:

- obtain appropriate counsel from INLC attorney Craig Trueblood; and
- proceed with a lot-line adjustment, with input from the Land Protection Committee; and
- work with the Land Protection Committee to evaluate the conservation values and develop a proposed easement; and
- conduct proper due diligence for selling the land (including obtaining title insurance, survey, well testing, etc.).

Dated this 31st day of July 2018.

Attested to by the following Board officer

Rod Price, INLC Board Secretary