



# 2015 Open Space Acquisitions

Gehrke Properties



# Open Space Preservation Program

**Purpose – to protect and conserve County land and water for current residents and future generations**

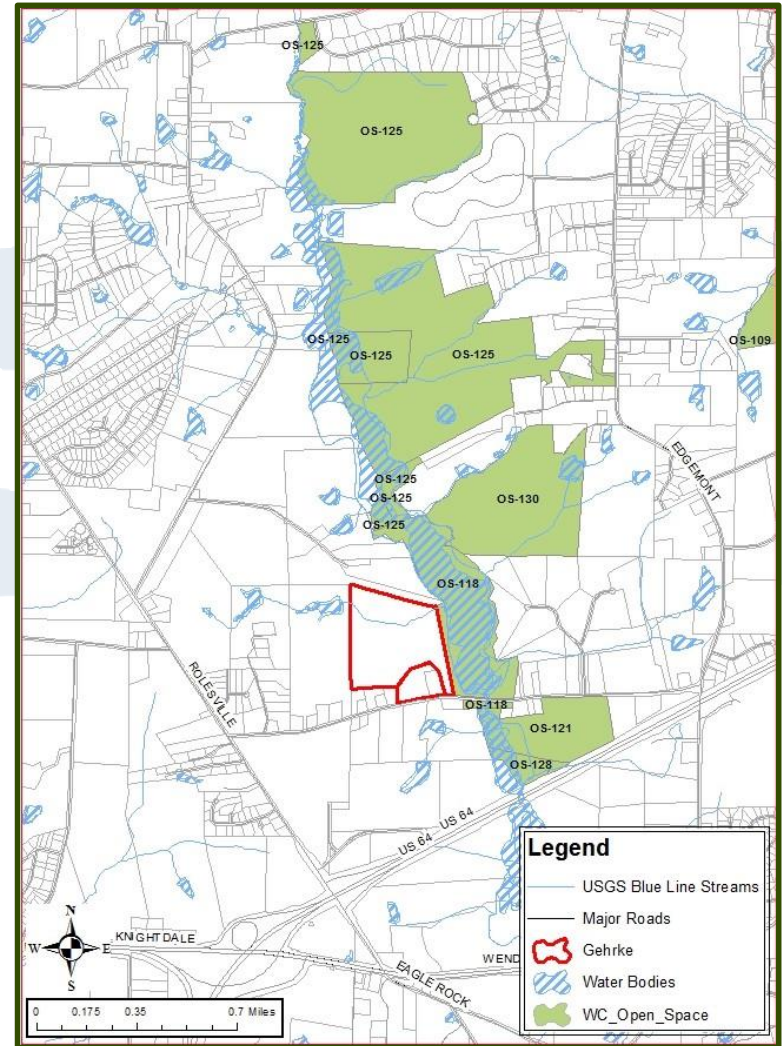
**Land that would...**

- ✓ **Preserve natural resources, wildlife habitat, and historical and cultural properties;**
- ✓ **Protect forest and farm land, scenic landscapes, riparian corridors and water quality;**
- ✓ **Provide venues for outdoor recreation.**



# Buffalo Creek Area

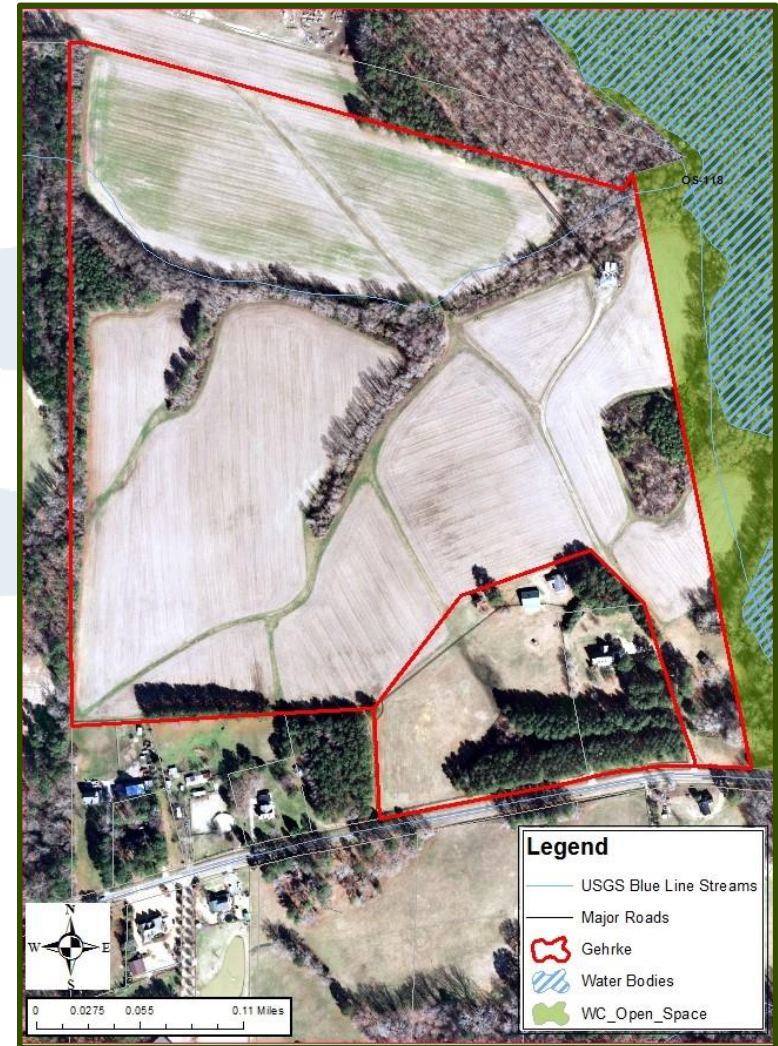
- Robertson Millpond Preserve
- 5 acquisitions, 707 acres preserved
- Previous acquisitions east of Buffalo Creek
- West is more developed but still some opportunities





# Gehrke Properties

- Water quality benefits in Buffalo Creek
- Possible expansion of Robertson Millpond Preserve
- Both parcels = 70.1 acres
  - Reconciled appraisal \$1,560,000
  - Sale price \$1,560,000
- Total acquisition cost estimated at \$1,650,000



# Gehrke Properties – Acquisition Notes

- Existing Cell Tower
- Existing Agricultural Lease
- Multiple Structures
- Post-Closing Occupancy

# Gehrke Properties Requested Actions

**That the Board of Commissioners:**

- **Appropriates \$1,650,000 of Open Space General Obligation Bonds; and**
- **Authorizes the County Manager to execute an agreement to purchase the Gehrke Open Space Properties, subject to terms and conditions acceptable to the County Attorney; and**
- **Authorizes the County Manager to execute a limited one-year triple-net lease agreement with the Sellers of Lot 2, subject to terms and conditions acceptable to the County Attorney.**