

Dryden Pit Property – Budget Proviso Sale

July 1, 2012 Report to the Legislature

ESHB 1175, Transportation Budget, Section 213 (4) and Section 809 (2) states:

“By July 1, 2011, and annually thereafter until the entire Dryden pit property has been transferred, the department shall submit a status report regarding the transaction to the chairs of the legislative transportation committees.”

Following is the July 1, 2012 status report for the Dryden pit property addressing the transfer of the Dryden Pit site from the Washington State Department of Transportation to the Washington State Department of Fish and Wildlife.

Background:

The 2009 Legislature directed (ESSB 5352, Section 215 (3)) the Washington State Department of Transportation (WSDOT) to convey the Dryden Pit site (IC 2-04-00103) owned by the department to the Washington State Department of Fish and Wildlife (WDFW). The 2010 Legislature slightly modified the language (ESSB 6381, Section 215(2)), but basically reaffirmed that direction. The 2010 modification clarified the following:

- 1) WSDOT was not responsible for any costs associated with the cleanup or transfer of the property.
- 2) The site was to be conveyed “as is” for an adjusted fair market value reflecting site conditions.

The 2011 Legislature again reaffirmed its intent (ESHB 1175, Section 213 (4) and Section 809 (2)) for WSDOT to sell this site to WDFW. WDFW does not have any funding of its own to acquire the site. WDFW plans to develop a portion of the site for recreation and fisheries enhancements / mitigation. Currently WDFW is continuing to work on a partnership with the Bonneville Power Administration (BPA) and the Yakama Nation (YN) to acquire the site that will result in a significant portion of the site ultimately being sold to the Yakama Nation (YN) for a project that would enhance fisheries in Peshastin Creek and the Wenatchee River. BPA and YN would like to acquire approximately 75% of the site from WDFW. WDFW has also opened discussions with other potential partners, including the local sportsman association and fishing associations. The Dryden Gun Club is directly adjacent to the pit site and overshot from shooting events has been found in the pit site. As a consequence steel and lead shot is scattered across a portion of the pit floor. The Gun Club has been asked to contain any shot on its own property.

Accomplishments over the past year:

- The 2012 Legislature passed the Transportation Budget including ESHB 2190, Section 213(3) continuing the requirement of the department to transfer the Dryden Pit Site to the WDFW at fair market value.
- The department completed an appraisal of the Dryden Pit Site and appraised the value at \$251,000 “as is”
- The 2012 Legislature passed the State Operating Budget including ESB 5127, Section 517 which provides WDFW with the \$251,000 to purchase the Dryden Pit Site.
- WDFW is applying for Recreation and Conservation Office (RCO) grants.
- The departments Real Estate Services Office has prepared a quit claim deed that is under review by the Attorney General’s Office and once approved will forward to WDFW Real Estate Services Office by the end of this month June 2012.

Issues that remain:

1. The YIN has made an offer on another fish acclimation site on the Wenatchee River and if successful in acquiring that site they will no longer be interested in the Dryden Pit Site for their planned facility.
2. WDFW are counting on the arrangement with the YIN to pay for the Dryden Pit Site remediation work.

Current Status:

WSDOT will continue proactively managing the necessary activities it has control over and communicate updates as appropriate.

For further details and additional information, please contact Dan Sarles, North Central Regional Administrator, (509) 667-3001.