

Jim & Holly,

2/25/86

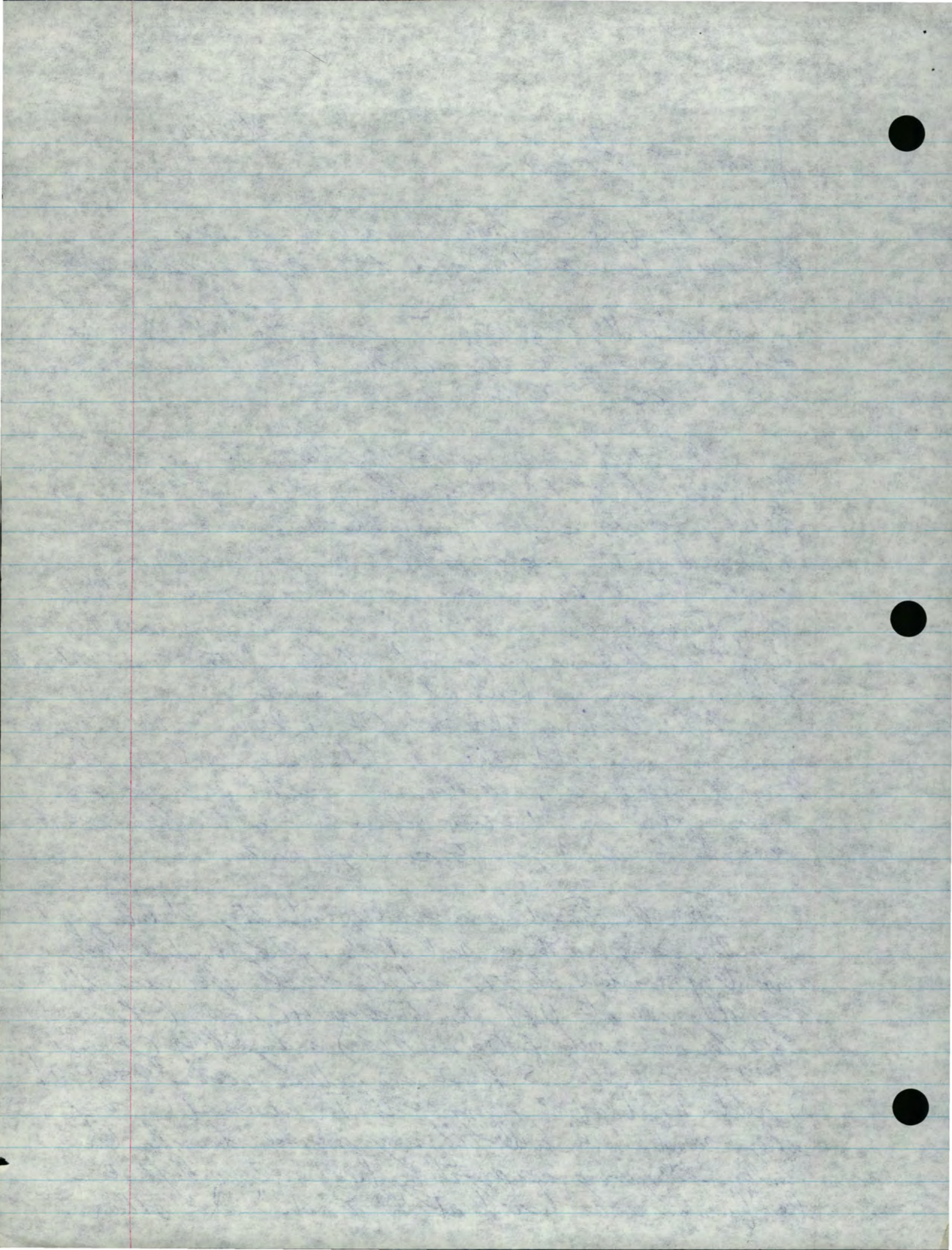
The USFS brought down a new easement (enclosed) and the appraisial reports.

In a nutshell, they say TR is worth $\$10,000/\text{acre}$ and the easement is worth 40% of the market value -- or $\$250,000$.

My task now is to negotiate to capture 90-100% of that $\$250,000$ for WRC. The Clark Fork property is worth roughly $\pm 179,000$ & the 292 acres the School Forest would receive is worth $\$71,000$ to $\$73,000$. I am going to propose that the Forest give us $\$73,000$ in cash immediately and that the Univ deposit at least $\$150,000$ additional dollars in an endowment for the WRC.

The Univ. would gain CF & 292 acres and if CF is ever sold they could easily sell it for $250,000$ to $\$350,000$. McKinney might just go for such a deal and $\$150$ thousand is not a terribly great amount for those guys to come up with.

From the Forest Service viewpoint, they think UofI is getting away with a real steal. They had a fair amount of resistance to the whole deal because the way they see it, UofI is trading 40 acres (the Spencer woods north of Coeur d'Alene) and getting CF and 292 acres on the S forest in return worth $\$250,000$! I said "What about giving up the TR easement!" and they said, "Oh, well the way we see it the Univ really isn't giving up anything because it will just be business as usual at the ranch." In other

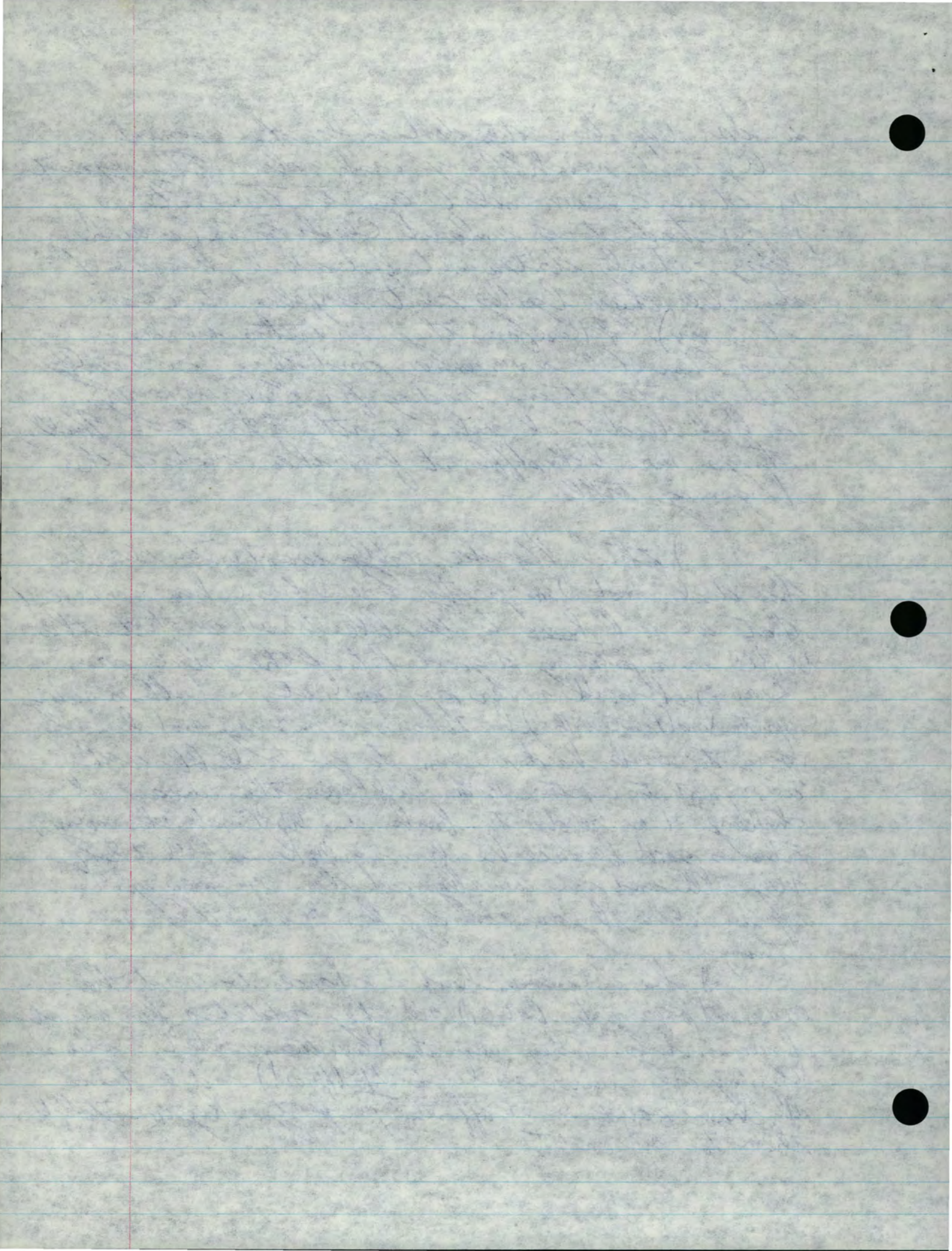


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words, deep down they don't think the easement is really worth much of any cash value. They just see it as a convenient way to transact a paper trade to ~~of~~ unload Clark Fork (which they certainly don't want but which, because of its value, they legally can't surplus it & give it away). Therefore, they said this is a transaction of "convenience" and they certainly had no interest in trading for real property which had real value worth \$250,000. Hell, things sure look different from their side of the bargaining table.

I think Hender really wants to resolve this deal and I'm pretty sure I have him convinced that we will have to be able to show that the WRC is capturing a good bit of the value or Dr. Gibb will never approve it. Bill is riding up to Sand Point with John tomorrow morning and he is going to work hard on him to go to Gibb with a request to capture 100%. Bill sees this as a real challenge & is ready to back the WRC all the way. This is good because he knows McKinney, Bell & Gibb very well and can usually get them to open up & explain where they are coming from & how they see things.

I haven't even had a chance to read the easement over yet but I see they added a fair amount of our wording. They said the Payette wanted a clause limiting over winter stock to 4 (four!) and to ban all chain saws, on or off the property. Region told them to sit on it.



By the way, on Fri. 28th Earl Kimball & Clem Pope are ~~coming~~ ^{coming} through Moscow & called & made an appointment to stop in and visit with me. They want to talk about how we can work together to provide some educational and some practical work experience for students. The RNR Wilderness has to develop a LAC plan and they may want us to help on the monitoring etc. They also liked the idea of exotic weed control, strange condition monitoring and trail work. So we will have a lot to talk about. Maybe when you all come here on 18th of March I will have some more definite plans or proposals.

Almost forgot:

Jerry Lauer
 Bureau of Indian Affairs
 Umatilla Indian Reservation
 Box 520
 Pendleton, OR 97801

(Pete said what she
 said to her. I said
 back to the hell out of me.)

I won't be able to meet with Ken Hall until next week but I talked with Tom Sawyer. He said let's figure out all the plumbing chores we need done so we can schedule it. ~~Also~~ Also he said the computer might take some convincing since #04 is a maintenance account. We'll sure try. Also, he said to go for some big solar electric cells & apparatus to charge batteries (12 VOLT AUTO) while I'm talking to Ken. I'll make some phone calls & get some prices.

I put \$400 more in Bowlden's account



I'm out of paper & out of time to get this in the mail. I'll bet you wished I would have typed it! Take care, I'll keep you posted.

I've decided I'm going for every penny we can get for the WRC. I have some "Plan B" strategies in mind but I'd rather explain them in person. If I need any quick phone calls to high places or letters, etc, I'll get in touch.

Charlene & Blaine are doing great
and say Hi

Ed