



Parisi, Maria <maria_parisi@fws.gov>

Fwd: [EXTERNAL] USFWS Swap Lands Question

1 message

Sharon Ware <sharon_ware@fws.gov>

Fri, Sep 6, 2019 at 11:37 AM

To: maria_parisi@fws.gov

FYI, interesting question.

Sharon

Sent from my iPhone

Begin forwarded message:

From: Chris LaPointe <chris@ecga.org>
Date: September 6, 2019 at 11:34:34 AM EDT
To: "Ruel, Heather" <heather_ruel@fws.gov>
Cc: "Ware, Sharon" <sharon_ware@fws.gov>
Subject: Re: [EXTERNAL] USFWS Swap Lands Question

Hi Heather -

Sorry for a month-long delay in responding!

I agree - a 1:1 swap is best, but I wonder if there's any specific policy guidance (or typical practice?) on what the range of possible cash plus land is.

Thanks so much,
Chris

Christopher B. LaPointe
Director of Land Conservation
Greenbelt | Essex County's Land Trust
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chris@ecga.org
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On Aug 8, 2019, at 4:24pm, Ruel, Heather <heather_ruel@fws.gov> wrote:

Hopefully it won't be an issue, the goal is an equal value exchange. I doubt the pink house has improved with time.

On Thu, Aug 8, 2019 at 4:13 PM Chris LaPointe <chris@ecga.org> wrote:

That's great. Thanks for confirming.

Of course, if the Pink House is worth more than all of our land, then an equalization payment would be required, correct? Is there a rule of thumb for % of total value that can

be made up with a payment?

Sent from my iPhone

On Aug 8, 2019, at 3:42 PM, Ruel, Heather <heather_ruel@fws.gov> wrote:

Chris:

You are correct, there would be a yellow book appraisal for both properties. That is why we want an appraisal for the Greenbelt exchange acreage to be on a per acre basis so we can adjust the total value to match the value of the pink house. That way no equalization payment will be required by either party.

On Thu, Aug 8, 2019 at 2:08 PM Chris LaPointe <chris@ecga.org> wrote:

Hello Heather and Sharon,

I wanted to reach out to ask a basic question about USFWS swap policy, obviously thinking about the potential Pink House swap in Newbury, MA.

My understanding is that the swap value that USFWS would use for Service property is the value as determined by a current yellow-book appraisal, not the Service's original purchase price? And that it's possible that if the current yellow-book appraised value might, in fact, exceed the value that the Service originally paid, that the current, higher value would be the value of swap land (plus, perhaps an equalization payment) that would be the target for swap?

Thanks very much - just trying to confirm a general rubric, not wanting to get into the weeds at all on the specifics of this potential swap.

Many thanks for your help.

Hope summer is treating you both well.

Chris

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9/10/2019

DEPARTMENT OF THE INTERIOR Mail - Fwd: [EXTERNAL] USFWS Swap Lands Question

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