

ADVISORY BOARD

September 28, 2004

Brad Meiklejohn
The Conservation Fund
2727 Hiland Road
Eagle River, AK 99577

Dear Brad:

During the September 23rd meeting of the KRSMA Advisory Board, we discussed your efforts to explore purchase possibilities for a Kenai River parcel owned by the Corr family. The Board fully supports these efforts as this parcel would provide habitat protection and potential public access for a critical piece of property. Based upon recommendations within the *Kenai River Comprehensive Management Plan*, revised in 1997, the Corr property meets almost all of the criteria for prioritized acquisitions, including the following attributes:

- Possesses significant habitat or recreation values
- Encompasses large, vacant tracts
- Includes at least 600 feet of continuous river frontage
- Retains significant habitat and recreational values (i.e., not be significantly degraded)
- Complements land management of state owned tracts (particularly parcels adjacent to existing state properties)
- Acquisition values should be established by appraisal which establishes fair market value using standard appraisal
- Be in the overall State's best interest

(Recommendation 4.5.4.3 Government Land Acquisition)

We understand that funding sources from the EVOS small parcel program or state funding are off the table, so we know that securing funding for this acquisition may be a challenge. We were impressed that you have already been able to secure half of the \$2,000,000 purchase price so far, however! What other possible funding sources might there be, and are there options for which our Board can provide support?

Various Board members spoke of the possibility to secure additional letters of support from the Borough Assembly and local city councils, as well as other groups interested in the Kenai River watershed. We are interested in learning more about how we can help you in your process.



Kenai Area Office, Box 1247, Soldotna, AK 99669, Soldotna 262-5581
Kenai Peninsula Borough, Box 850, Soldotna, AK 99669, Soldotna 262-4441

Alaska Division of Parks and Outdoor Recreation, Department of Natural Resources, in cooperation with the Kenai Peninsula Borough.



Thank you very much for all of your efforts on behalf of the Kenai River's habitat and recreation resources. We look forward to the day when the Corr property is successfully added to the Kenai River Special Management Area!

Sincerely,

A handwritten signature in black ink that reads "Ken Lancaster". The signature is fluid and cursive, with the first name "Ken" being more prominent than the last name "Lancaster".

Ken Lancaster

President, KRSMA Advisory Board

Corr Parcel

Location: Kenai River, Left Bank River Mile 18

Legal Description: Government Lots 1, 2, & N ½ SE ¼ of Section 25 Township 5 North Range 11 West & Government Lot 9, Section 30, Township 5 North Range 10 West

Acreage: 143.885

Landowner: Mrs. Tommye Corr

Appraised Fair Market Value: \$2,200,000

Purchase Price: \$2,000,000

The Kenai is Alaska's most famous and most popular river. The runs of huge king salmon and huge runs of red salmon are responsible for many great memories and fine barbeque dinners.

However, development pressure on the Kenai River is acute and threatens to degrade this world famous river. For the past decade The Conservation Fund has been working with an array of partners to protect salmon habitat along the Kenai River. So far we have protected more than 2 miles of riverfront along the Kenai. This work has involved a dozen different transactions. We now have the rare opportunity to protect an entire mile of Kenai riverfront in one transaction.

The 170-acre Corr Homestead is the largest intact block of habitat remaining on the lower Kenai River. Located on the west bank at river mile 18 the Corr property fronts on some of the finest and most popular fishing holes on the Kenai. Because it is prime real estate the Corr property is extremely valuable. Riverfront lots on the Kenai commonly sell for \$100,000 each. Despite strong pressure from real estate developers and speculators, the Corrs have worked quietly with The Conservation Fund for the past two years to explore conservation alternatives for their property.

The Corrs have agreed to sell 143 acres of their homestead, including all the river frontage, for \$2.0 million. This portion of the property is appraised for \$2.2 million. The property, once acquired, will be managed as part of the Kenai River Special Management Area. The Conservation Fund has already secured approximately \$1.35 million towards the purchase of this property.

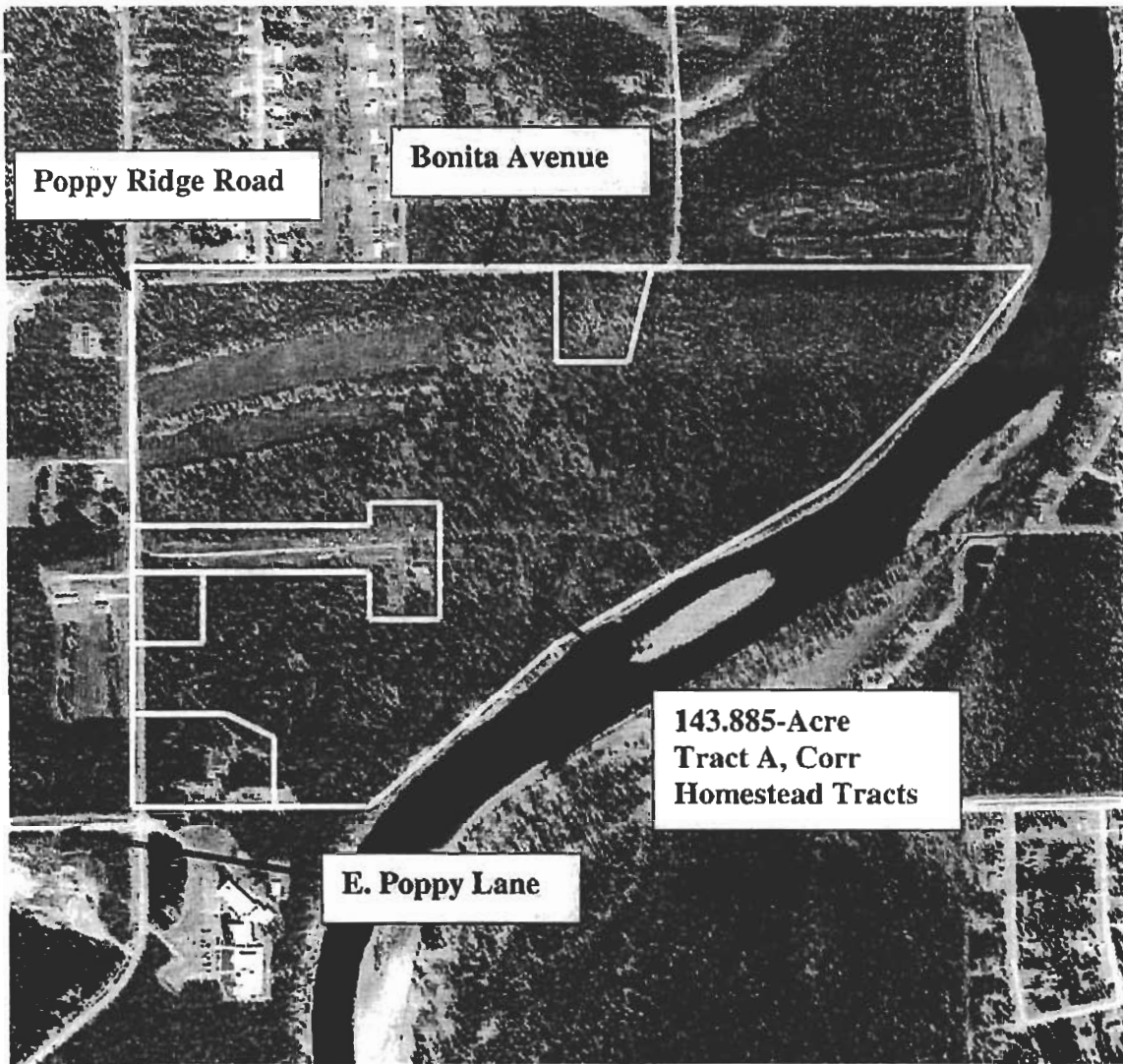
The 143.885-acre Corr property is the largest private riverfront tract on the lower Kenai River, representing approximately 1 mile of river frontage. The property is located on the west bank of the river three miles downstream from the Soldotna Bridge. The riverfront includes sections of high bank and low bank, the latter used by sportsfishers with permission from the landowner.

The principal benefits in the acquisition of this property are to safeguard public recreation and tourism, protect archaeological resources on the property, and protect habitat for sockeye salmon, Dolly Varden, and bald eagles.

The property is a mix of riverfront wetlands and well-drained uplands. A slough that begins on the Grubba property extends upstream onto the Corr property, and this slough provides excellent rearing and overwintering habitat for Dolly Varden, chinook and coho salmon. The uplands are forested in a mix of birch, aspen and white spruce.

Approximately half of the riverbank is low and readily accessible by bank fishermen. The remainder of the riverbank has a high bluff that is showing some erosion. A dirt road provides access across the Corr property to an unimproved boat-launch site that is a popular stop for riverboats.

The property provides riparian habitats such as low, overhanging grassy banks for fish rearing; extensive wetlands for maintaining water quality, flood control and recharge; forested uplands for large and small terrestrial mammals.



Poppy Ridge Road

Bonita Avenue

**143.885-Acre
Tract A, Corr
Homestead Tracts**

E. Poppy Lane

