

## TOWN OF PINETOP-LAKESIDE

### RESOLUTION NO. 15-1355

**A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PINETOP-LAKESIDE, ARIZONA AUTHORIZING THE FORMAL EXPRESSION OF INTEREST IN CONSIDERING THE ACQUISITION OF WOODLAND LAKE PARK FROM THE U.S. FOREST SERVICE, AND REQUESTING INITIATION OF A FORMAL APPRAISAL FOR THE 98-ACRE DEVELOPED PARK PARCEL.**

**WHEREAS**, the Town of Pinetop-Lakeside (hereafter Town) made application in 1987 to the U.S. Forest Service (hereafter Forest Service) to acquire the 583-acre Woodland Lake Park (hereafter WLP) tract, under the authority of the Townsite Act; and

**WHEREAS**, the Town has pursued various options and avenues to acquire WLP, while the Forest Service has been consistent in its requirements that the Town pay full fair-market value for the property, even for its 98-acre developed park with substantial recreational improvements; and

**WHEREAS**, the Town has previously not had the financial wherewithal to purchase even its developed park from the Forest Service, which was appraised at over \$6 million in 2009; and

**WHEREAS**, the Town, with the assistance of the Forest Service, has completed the National Environmental Policy Act (NEPA)-mandated Environmental Assessment necessary for the acquisition of WLP by the Town; and

**WHEREAS**, Save Our Park, Inc. (hereafter SOP), a local nonprofit organization founded to assist the Town with the acquisition of WLP, recently commissioned an appraisal/market analysis of the WLP developed park parcel and found that the current valuation is \$1.9 million, or a 68% reduction in value since the previous 2009 appraisal; and

**WHEREAS**, the Town's financial wherewithal to potentially service debt associated with acquiring the developed park parcel has improved substantially, and this debt could potentially be serviced with existing revenue streams that would not require imposition of any new taxes; and

**WHEREAS**, this combination of reduced valuation of the developed park parcel, improved financial wherewithal of the town to consider and pursue acquisition, and completed NEPA environmental studies now find the Town in a unique position to finally act to acquire WLP.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Council of the Town of Pinetop-Lakeside, Arizona hereby wish to formally inform the Forest Service of its renewed interest and commitment to consider and pursue acquisition of the developed park parcel of WLP.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Mayor and Council of the Town of Pinetop-Lakeside, Arizona hereby formally request that the Forest Service initiate the formal appraisal process for the developed park portion of WLP, with the full cost for this appraisal to be paid by SOP, and that Forest Service respectfully expedite this request to the degree possible such that the Town may take advantage of the favorable circumstances it faces with regard to acquiring WLP.

**PASSED AND ADOPTED** by the Mayor and Council of the Town of Pinetop-Lakeside, Arizona, this 1<sup>st</sup> day of October 2015.

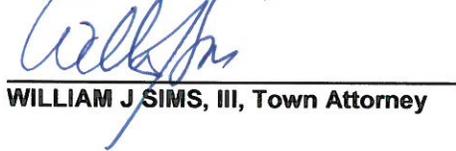
**TOWN OF PINETOP-LAKESIDE**

  
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**GREG SMITH, Mayor**

**ATTEST:**

  
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**LEAH CHAVEZ, Town Clerk**

**APPROVED:**

  
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**WILLIAM J SIMS, III, Town Attorney**