

**Re: Pink house**

Bascomb, Bonnie L <bonnie\_bascomb@fws.gov>

Wed 3/1/2023 12:20 PM

To: Hillman, Matthew D <matthew\_hillman@fws.gov>; Taylor, Graham <graham\_taylor@fws.gov>; Maghini, Mark <mark\_maghini@fws.gov>; Porter, Bill <bill\_porter@fws.gov>

Matt, thank you for these notes. I have added a copy to the Pink House tract file.

**Bonnie MacCracken Bascomb** (*she/her*)

Realty Specialist, Division of Realty

U. S. Fish & Wildlife Service

North Atlantic - Appalachian Region

300 Westgate Center Drive

Hadley, MA 01035

Desk: 413-253-8522

Cell: 413-345-1445

bonnie\_bascomb@fws.gov

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**From:** Hillman, Matthew D <matthew\_hillman@fws.gov>

**Sent:** Wednesday, March 1, 2023 12:12 PM

**To:** Taylor, Graham <graham\_taylor@fws.gov>; Maghini, Mark <mark\_maghini@fws.gov>; Porter, Bill <bill\_porter@fws.gov>

**Cc:** Bascomb, Bonnie L <bonnie\_bascomb@fws.gov>

**Subject:** Re: Pink house

The call went as well as can be expected and everyone was supportive and understanding. Attached are the notes -- please ensure I got this all right (esp. the piece about evaluating the appraisal).

Matthew D. Hillman

Project Leader

Parker River NWR Complex

Newburyport, MA

O: 978-572-5613

C: 774-303-9090

<https://www.fws.gov/refuge/parker-river>

[matthew\\_hillman@fws.gov](mailto:matthew_hillman@fws.gov)



**NATIONAL  
WILDLIFE  
REFUGE SYSTEM**

**From:** Hillman, Matthew D <matthew\_hillman@fws.gov>  
**Sent:** Wednesday, March 1, 2023 10:32 AM  
**To:** Taylor, Graham <graham\_taylor@fws.gov>; Maghini, Mark <mark\_maghini@fws.gov>; Porter, Bill <bill\_porter@fws.gov>  
**Cc:** Bascomb, Bonnie L <bonnie\_bascomb@fws.gov>  
**Subject:** Re: Pink house

Copy -- then my call today will instead focus on the facts -- and the many challenges we are facing to make an exchange occur, incl. everything we have tried to date. I will mention there are currently NO properties in the works suitable for the exchange. This should put the writing on the wall.

Matthew D. Hillman

Project Leader  
Parker River NWR Complex  
Newburyport, MA  
O: 978-572-5613  
C: 774-303-9090  
<https://www.fws.gov/refuge/parker-river>  
[matthew\\_hillman@fws.gov](mailto:matthew_hillman@fws.gov)



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**From:** Taylor, Graham <graham\_taylor@fws.gov>  
**Sent:** Wednesday, March 1, 2023 10:24 AM  
**To:** Maghini, Mark <mark\_maghini@fws.gov>; Hillman, Matthew D <matthew\_hillman@fws.gov>; Porter, Bill <bill\_porter@fws.gov>  
**Cc:** Bascomb, Bonnie L <bonnie\_bascomb@fws.gov>  
**Subject:** Re: Pink house

Matt,

Before we broach demolishing the house, which seems to be more likely. I will need to brief up because that step will likely result in calls to the Chief, RD, etc., and want to make sure they are aware of the situation.

Thanks,

Graham

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**From:** Maghini, Mark <mark\_maghini@fws.gov>  
**Sent:** Wednesday, March 1, 2023 9:27 AM

**To:** Hillman, Matthew D <matthew\_hillman@fws.gov>; Porter, Bill <bill\_porter@fws.gov>; Taylor, Graham <graham\_taylor@fws.gov>  
**Cc:** Bascomb, Bonnie L <bonnie\_bascomb@fws.gov>  
**Subject:** Re: Pink house

A parcel valued at more than twice our outgoing parcel would not be appropriate. Equalization payments are intended to "close the gap" between properties that are somewhat similarly valued.

My biggest message is that this isn't a good candidate for an exchange as envisioned in policy. We pursued it under the misinterpretation of policy that the other party could apply the value toward some portion of a parcel we were intending to acquire - essentially offsetting a portion of our cost of acquiring some desired property we were already pursuing. We learned in early fall that this approach is not allowed. If we'd understood that two - three years instead, it has to be a "land for land" exchange - and the Pink House group has no land to offer. I'm not in favor of a new appraisal for the reasons mentioned earlier - putting the burden on us to "find" an exchange parcel seems unreasonable - we've tried and the odds aren't in our favor.

It was new information that we may be able to pay the appraiser for his re-evaluation via convenience check. That's one step we can take to then at least know if the current appraisal's conclusion is valid.

Mark Maghini  
Chief, Division of Realty  
US Fish and Wildlife Service  
300 Westgate Center Drive  
Hadley, MA 01035  
413.253.8590 (o)  
413.992.8198 (c)



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**From:** Hillman, Matthew D <matthew\_hillman@fws.gov>  
**Sent:** Wednesday, March 1, 2023 8:15 AM  
**To:** Maghini, Mark <mark\_maghini@fws.gov>; Porter, Bill <bill\_porter@fws.gov>; Taylor, Graham <graham\_taylor@fws.gov>  
**Cc:** Bascomb, Bonnie L <bonnie\_bascomb@fws.gov>  
**Subject:** Re: Pink house

Thanks for these data Mark, they are very helpful. But so I'm clear, we would theoretically be able to make an equalization payment if the incoming property was even much higher than the Pink House, right? Using those data, >20% of properties FWS purchased were greater than the Pink House's value. Meaning, even if we found a property say, for Great Thicket, that was \$1M, couldn't we make an equalization payment of \$575k? I need to cover all my bases as I know I'll be asked.

**Graham:** if instead my conversation today turns toward moving forward with demolishing the house, I need to make sure we're on the same page that continuing to pursue exchange options is no longer feasible.