

Fw: Pink House

Hillman, Matthew D <matthew_hillman@fws.gov>

Tue 8/29/2023 4:29 PM

To: Taylor, Graham <graham_taylor@fws.gov>

Cc: Miner, Meta L <meta_miner@fws.gov>

Hi Graham -- do you agree with Mark's assessment, which I highlight below, that this language should be included in the EA?

Matt Hillman

Refuge Manager

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From: Maghini, Mark <mark_maghini@fws.gov>

Sent: Tuesday, August 29, 2023 1:46 PM

To: Hillman, Matthew D <matthew_hillman@fws.gov>

Subject: Re: Pink House

Hi Matt: Let me get back to you on the \$425k question. I would also suggest you consider including language along the lines that "while we initially considered an exchange as a means to resolve this issue, we subsequently learned that this effort may not lend itself to an exchange. Exchanges must be "land for land" and the interested parties do not hold lands that might be offered in exchange."

The message to convey is that this isn't a good candidate for an exchange as envisioned in policy. We originally 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 all ready pursuing. We learned last fall that this approach is not allowed. If we'd understood that two - three years ago that an exchange instead needs to be a "land for land" exchange - and the Pink House group has no land to offer. I'd add that putting the burden on us to "find" an exchange parcel seems unreasonable - we've tried and the odds aren't in our favor - as you noted in your paragraph below.

Mark Maghini
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From: Hillman, Matthew D <matthew_hillman@fws.gov>

Sent: Tuesday, August 29, 2023 12:34 PM

To: Maghini, Mark <mark_maghini@fws.gov>

Subject: Pink House

Hi Mark,

I am briefing the RD on Pink House in a couple weeks (and Scott/Holly today) and wondered if you could confirm whether the below remains accurate:

4. STATUS UPDATE

For the reasons outlined above, the refuge and realty division have paused indefinitely on identifying additional exchange parcels. Further, the realty division noted that within the region there are currently no suitable properties that approach the \$425,000 appraised value of the Pink House parcel – and indeed, acquisitions of this magnitude are rare – only 5% of all acquisitions in the past 5 years. Added to that the lack of willing sellers and the Pink House parcel has proven a poor candidate for exchange, as it continues to deteriorate after not having been lived in for 15 years. The refuge continues to update congressional offices routinely on progress, and to communicate with STPH.

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Thanks

Matt Hillman

Refuge Manager

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