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December 17, 2020

To: Honorable State Land Board and Idaho Department of Lands (IDL)
From: Board of County Commissioners (BOCC), Madison County
Re: Eastern Idaho Regional Solid Waste District (EIRSWD and District) Land Exchange Letter of Support

As a founding member of the District and the host county for the exchange, the BOCC of Madison County is supportive of the proposed EIRSWD land exchange with the IDL and endorses the efforts of the District to establish a regional landfill service for the northeast Idaho region. We are appreciative of the Land Board's consideration of the proposal and look forward to working toward a successful exchange for all involved.

- **Return on Asset:** While a return on asset (ROA) cannot be finalized until due diligence work is completed, it is anticipated that the long-term ROA for the Parkinson Lands as agricultural land will be higher than the Endowment Lands since it is closer to an established road system, populated areas and is a more pristine location.
- **Real Estate Contribution Value:** The District is open to contributing 200 additional acres to IDL estimated at \$413,000.
- **Lease Revenues:** The District anticipates continuing the lease with the farmers and would be willing to have these annual revenues of approximately \$6,250 go to IDL for a fixed term. The IDL would have the ability to negotiate this lease in the future.
- **CRP Revenues:** A portion of the Parkinson Lands is currently under the federal CRP. \$33,300 in annual revenues are generated from this. Once the LEX is complete the IDL can anticipate continuing to receive these funds.
- **Block up Endowment Land:** Currently, the Endowment Land is an approximately 1,200-acre block that is surrounded by private land. The proponent's land (Parkinson Lands) will add 1,200 acres to a much larger block of land already adjacent to state endowment lands on both the south and east.

Additional considerations:

- **Ideal Location for Landfill Use:** The Endowment Lands are ideal for the District's intended use, that of a regional landfill. The topographical orientation of natural valleys on the Endowment Lands allow the landfill cells to build up and provide additional capacity to the District. The soil content is also ideal for reducing seepage.
- **Central Location:** The Endowment Lands are centrally located to the counties belonging to the EIRSWD. It falls in northeast Madison County. To the west is Jefferson County. To the east is Teton County. To the North are Fremont and Clark Counties. To the south is Bonneville County. This central location will provide efficiencies to the transport of waste to the site. The site is also further away from populated areas than the Parkinson Lands.
- **DEQ and DFG Support:** The District has conducted a physical site visit with the Department of Environmental Quality (DEQ) and the Department of Fish & Game (DFG). This also included digging necessary trenches to view soils and depths. It is staff's understanding that both the DEQ and DFR are supportive of this application for its regionalization efforts for Eastern Idaho citizens and Idaho's air, land and water resources (Letter of Recommendation – DEQ).
- **EIPH Support:** Eastern Idaho Public Health who is responsible for the daily operational inspection of landfills in the eight-county area is supportive of the District's proposal (Letter of Recommendation – EIPH).
- **Regional Taxpayer Benefit:** This project will directly benefit the taxpayers of Madison, Fremont, Clark, Teton, and Bonneville Counties by reducing land fill costs and consolidate services regionally. It will also provide a convenience and time saving element to taxpayers because of its centralized location.
- **Reclaim Site:** At the completion of each cell the EIRSWD will reclaim the land to equal to or better than current conditions. The land will be able to be leased for farming once it is reclaimed.
- **Counties Support:** The County commissioners of each county in the District are highly supportive of the LEX and the regional landfill.
- The land swap will provide a long-term solution to the region's solid waste needs for years to come.
- The District has contacted the neighboring property owners to identify any concerns. No concerns were identified.
- **County Tax Assessments:** As a result of the proposed exchange, there would be an estimated annual reduction of tax revenues to Madison County of \$6,000.
- The District has provided a legal description of the Parkinson Lands for staff to review (Legal Description).
- The District has completed a Phase 1 Environmental Site Assessment on the Parkinson Lands for staff to review the environmental history of the property. The report has identified actual and potential problems based on a review of historical documents, regulatory agency databases, and a physical on-site

investigation. The District has taken proactive steps to remediate issues mentioned in the report (Phase 1 Environmental Site Assessment).

- The District has conducted a real estate appraisal of the Parkinson Lands (Appraisal).
- The District has provided staff the record of survey of the Parkinson Lands (Record of Survey).

We appreciated the IDL and State Land Board's consideration of the land exchange proposal and would encourage the Board to be supportive of this long-term regional solution.

Sincerely,



Todd Smith

Madison County Commissioner

