

☐ IDAPA RULE                      ☐ IDAPA FEE                      ☒ BOARD ACTION REQUIRED  
☐ BOARD POLICY                      ☐ INFO ONLY, NO ACTION REQUIRED

**AGENDA ITEM**  
**Idaho Park and Recreation Special Meeting**  
**March 26, 2025**  
**Boise, ID 83716**

**AGENDA ITEM:** Heyburn State Park, Cottage Site Purchase

**ACTION REQUIRED:** Board Acceptance of Personal Property

**PRESENTER:** Susan E. Buxton, Director

**BACKGROUND INFORMATION:**

The Idaho Parks and Recreation Board ("Board") may "acquire in the name of the State of Idaho by gift, devise, purchase, agreement, or otherwise, such land as in its judgment may be necessary, suitable and proper for roadside picnic, recreational or park purposes and to control, develop and maintain such land and all existing state parks..." Idaho Code § 67-4224.

At the December 2024 Board meeting, the IDPR Board authorized the Director to enter into a Letter of Intent (LOI) to purchase the subject property. The purpose of this agenda item is for the Board to enter into a Bill of Sale for personal property commonly known as 139 Chatcolet Lower Road, Heyburn State Park, Block D Lot 7, so that it can be used to provide recreational rental opportunities at Heyburn State Park.

The purchase price for the Property shall be the sum of THREE HUNDRED FIFTEEN THOUSAND (\$315,000.00). Sufficient funds have been appropriated in IDPR's budget.

IDPR Staff and the Attorney General's office have worked together to draft the Bill of Sale. Staff is seeking Board approval to proceed with the acquisition, close on or around March 31, 2025, and accept the personal property into IDPR's system upon receipt of a fully executed Bill of Sale.

**STAFF RECOMMENDATIONS:**

*Motion.* Staff recommends a roll call vote of the Board to accept the personal property and authorize the Director to sign the final Bill of Sale. Staff further recommends that upon receipt of an executed Bill of Sale, that the personal property commonly known as 139 Chatcolet Lower Road be owned and managed within the Idaho Department of Parks and Recreation System.

*Attachments:*

*Draft Bill of Sale*

*BLM 1911 Patent Information and 1909 Survey*

*Letter of Intent and December 2024 IDPR Board Meeting Minutes*

**Bill of Sale  
Draft Version**

State of Idaho  
Idaho Dept. of Parks and Recreation  
5657 Warm Springs Ave  
Boise, Idaho 83716

---

---

(Space Above for Recorder's Use)

## **BILL OF SALE**

BE IT KNOWN that for good and valuable consideration, and upon payment to John McCabe and Cynthia McCabe, husband and wife; Q. Wayne Schneider and Joann Schneider, husband and wife; and Kenneth Weiss and Janine Weiss, husband and wife (collectively "Seller"), of the sum of Three Hundred Fifteen Thousand Dollars (\$ 315,000.00), paid by the IDAHO PARK AND RECREATION BOARD, acting by and through the IDAHO DEPARTMENT OF PARKS AND RECREATION (collectively "Buyer"), which Seller hereby accepts as payment in full for the below-described "Personal Property", Seller does hereby grant, sell, assign, transfer, convey, set over, and deliver all of Seller's right, title, and interest in and to all the following described Personal Property to Buyer, effective as of the 31st day of March, 2025:

All buildings, structures, improvements, and fixtures of any kind located on the following real property owned by the State of Idaho, as depicted in Exhibit A hereto, located in Heyburn State Park, Section 31, T47N, R3W, Benewah County, Idaho, and described as follows:

CHATCOLET BLDG ON RR R/W  
Heyburn State Park  
Block D, Lot 7

The street address for which is 139 Chatcolet Lower Road, Heyburn State Park, Plummer, Idaho 83851; and which has been the subject of Heyburn State Park Lease No. 665-H-29.

Furthermore, all personal belongings, freestanding appliances, non-appurtenant items remaining on said real property on the

date of closing shall be included herein and transferred by this BILL OF SALE, including, without limitation, all remaining appliances, furniture, furnishings, equipment, supplies, tools, and any other personal belongings.

Seller hereby sells and transfers the Personal Property to Buyer “AS IS”. The Personal Property is hereby sold and transferred to Buyer and Buyer's successors and assigns, forever.

Seller covenants and warrants that Seller has paid or shall pay any and all taxes, levies, rents, utility bills, and assessments due, owing, or accruing in or for the period of Seller's ownership of the Personal Property through March 31, 2025, which shall be the date of closing.

Seller hereby covenants with and warrants to Buyer, its successors and assigns, that Seller has good and marketable title to the Personal Property, full authority to sell and transfer the Personal Property, and that the Personal Property will be sold free and clear of all liens, encumbrances, liabilities, and adverse claims of every nature and description whatsoever.

Seller covenants to provide all copies of all keys to each lock that is part of the Personal Property to Buyer, on or before March 31, 2025, which shall be the date of closing. Buyer will complete one wire transfer into Seller's designated account and according to instructions provided to Buyer prior to March 31, 2025. Upon completion of all closing activities, any and all rights of Seller under Heyburn State Park Lease No. 665-H-29 will be deemed automatically terminated.

[Signature pages follow.]

**John McCabe and Cynthia McCabe**, husband and wife,  
whose mailing address is 1420 Airway Ave, Lewiston, ID 83501:

Date: \_\_\_\_\_

Cynthia McCabe

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me a notary public in and for said state, personally appeared **John McCabe** and **Cynthia McCabe**, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

(seal)

Notary Public  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Seller:**

**Q. Wayne Schneider** and **Joann Schneider**, husband and wife,  
whose mailing address is 1894 S Riverbirch Ave, Eagle, ID 83616:

Date: \_\_\_\_\_  
\_\_\_\_\_ **Q. Wayne Schneider**

Date: \_\_\_\_\_  
\_\_\_\_\_ **Joann Schneider**

STATE OF \_\_\_\_\_)  
\_\_\_\_\_) ss.  
County of \_\_\_\_\_)

On this \_\_\_\_ day of \_\_\_\_\_, in the year 2025, before me a notary public in and for said state, personally appeared **Q. Wayne Schneider** and **Joan Schneider**, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal the day and year first written above.

(seal)

\_\_\_\_\_  
Notary Public  
Residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

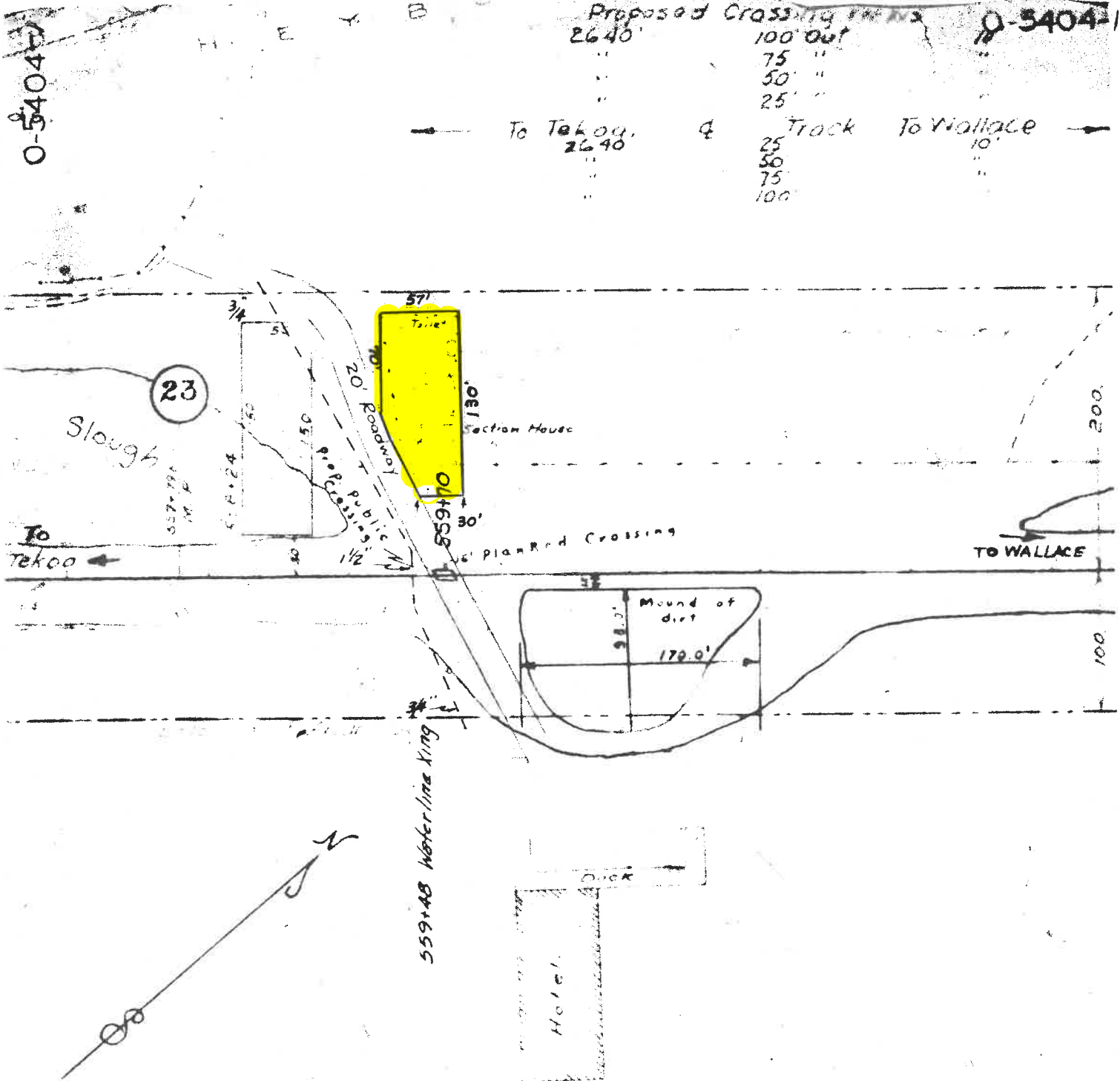
**Kenneth Weiss and Janine Weiss**, husband and wife,  
whose mailing address is 26432 Hwy 129, Asotin, WA 99402:

BILL OF SALE – 5

**EXHIBIT A  
TO  
BILL OF SALE  
(HISTORICAL LEASED LOT DRAWINGS)**







**EXHIBIT A**  
**OREGON-WASHINGTON RAILROAD & NAVIGATION C**  
**UNION PACIFIC RAILROAD CO. (LESSEE)**

**CHATCOLET, IDAHO**

To accompany lease agreement with Mary E. Troon covering residential site.

**\* LEGEND \***

Lease area shown outlined - - - - - RED

DIVN. ENGR. OFF.  
 SCALE 1" = 100'

ALBINA, OREGON  
 June 11, 1962

**Exhibit A**  
**to Bill of Sale**

(14)

## **BLM 1911 Patent Information and 1909 Survey**

Map	State	Meridian	Twp - Rng	Aliquots	Section	Survey #	County
<input type="checkbox"/>	ID	Boise	046N - 003W	NE¼SE¼	3		Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER						
<input type="checkbox"/>	ID	Boise	046N - 003W	E½SE¼	7		Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER						
<input type="checkbox"/>	ID	Boise	046N - 003W	SE¼NE¼	7		Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER						
<input type="checkbox"/>	ID	Boise	046N - 003W	N½NE¼	7		Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER						

<input type="checkbox"/>	ID	Boise	046N - 003W	S½	8	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	S½N½	8	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	N½N½	8	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	S½	9	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	S½N½	9	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	NE¼NE¼	9	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	S½	10	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	W½NW¼	10	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	SW¼NE¼	10	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	SE¼NW¼	10	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	S½	11	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	E½NW¼	11	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	SW¼NE¼	11	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	SW¼	1	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	S½NW¼	1	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	W½SE¼	1	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	SE¼SE¼	1	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	S½NE¼	1	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	NE¼NE¼	1	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	S½	2	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					

<input type="checkbox"/>	ID	Boise	046N - 004W	S½N½	2	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W		12	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	047N - 004W		35	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	047N - 004W		36	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 10	2	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER LOT 10 OR SENW QUARTER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 13	2	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 15	2	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 18	2	Benewah
	REMARKS: LOT 18 OF SW QUARTER OF SE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 19	2	Benewah
	REMARKS: LOT 19 OF SE QUARTER OF SW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 20	2	Benewah
	REMARKS: LOT 20 OF SW QUARTER OF SW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 10	3	Benewah
	REMARKS: LOT 10 OF SOUTH HALF OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 14	3	Benewah
	REMARKS: LOT 14 OF NW QUARTER OF SE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 15	3	Benewah
	REMARKS: LOT 15 OF SE QUARTER OR SE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 16	3	Benewah
	REMARKS: LOT 16 OF SW QUARTER OR SE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 18	3	Benewah
	REMARKS: LOT 18 OF SOUTH HALF OF SW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 10	4	Benewah
	REMARKS: LOT 10 OF NORTH HALF OF SW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 12	4	Benewah
	REMARKS: LOT 12 OF SOUTH HALF OF SE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 16	4	Benewah
	REMARKS: LOT 16 OF SOUTH HALF OF SW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 2	5	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 3	5	Benewah
	REMARKS: LOT 3 OR NE QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					

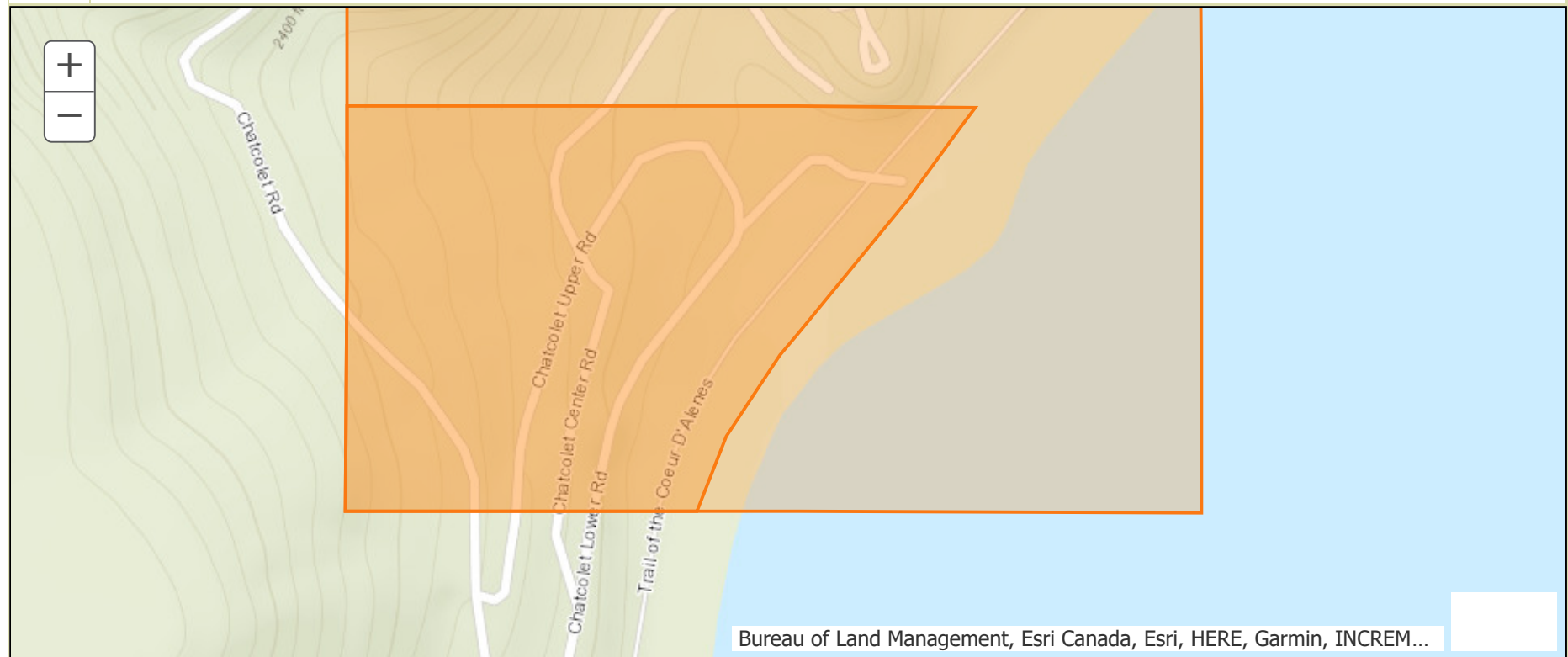


<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 4	5	Benewah
	REMARKS: LOT 4 OF NORTH HALF OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 7	5	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 8	5	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 1	6	Benewah
	REMARKS: LOT 1 OR WEST HALF OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 2	6	Benewah
	REMARKS: LOT 2 OR NW QUARTER OF SE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 3	6	Benewah
	REMARKS: LOT 3 OR SE QUARTER OF SE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 4	6	Benewah
	REMARKS: LOT 4 OR SW QUARTER OF SE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 1	7	Benewah
	REMARKS: LOT 1 OR NE QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 2	7	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 3	7	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 4	7	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 5	7	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 1	8	Benewah
	REMARKS: LOT 1 OR NE QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 2	8	Benewah
	REMARKS: LOT 2 OR NW QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 3	8	Benewah
	REMARKS: LOT 3 OR NE QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 4	8	Benewah
	REMARKS: LOT 4 OR NW QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 1	9	Benewah
	REMARKS: LOT 1 OR NW QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 3	9	Benewah
	REMARKS: LOT 3 OR NE QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 4	9	Benewah
	REMARKS: LOT 4 OR NW QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 1	10	Benewah
	REMARKS: LOT 1 OR NORTH HALF OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					

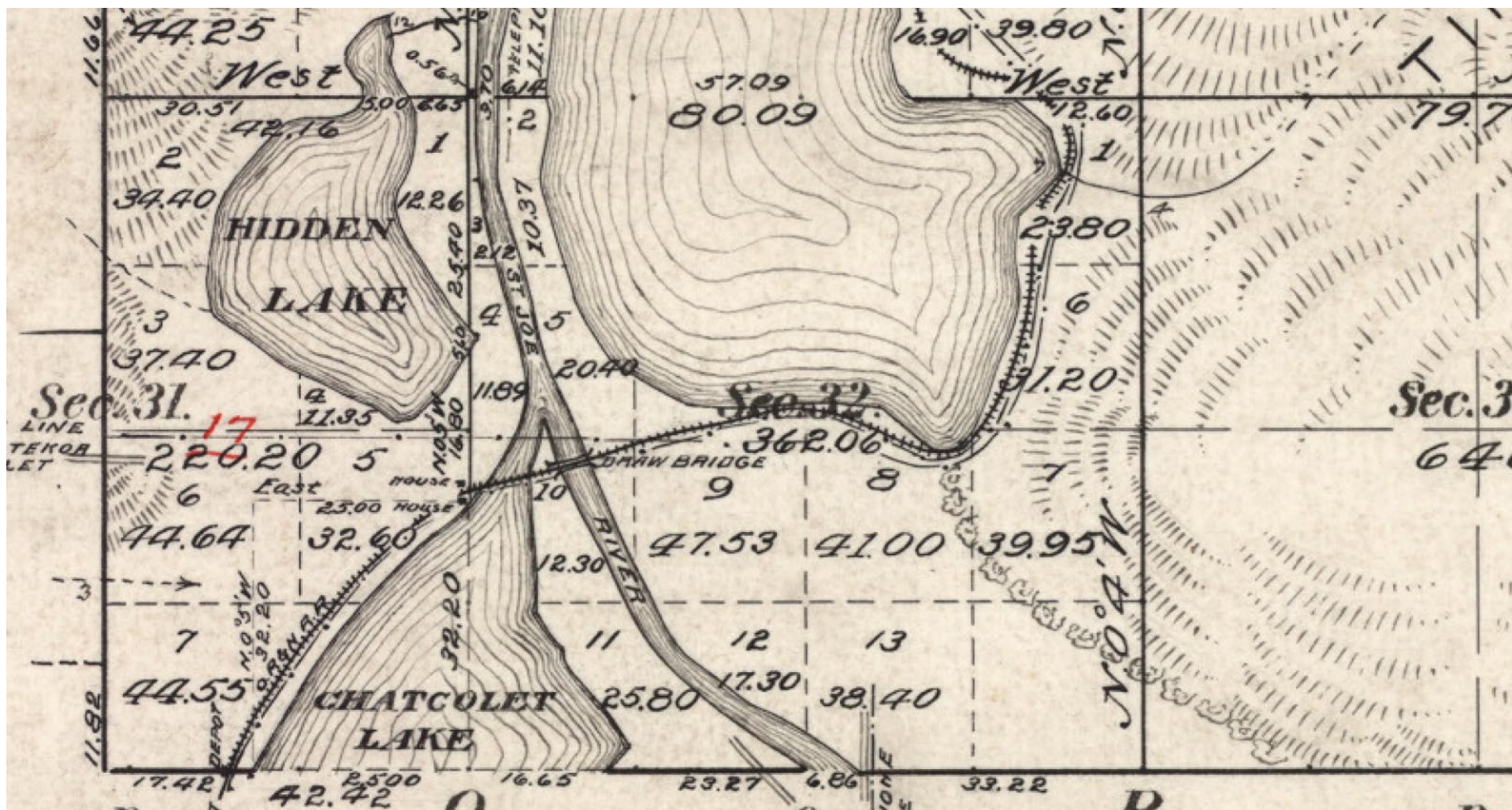
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 3	10	Benewah
	REMARKS: LOT 3 OR NE QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 4	10	Benewah
	REMARKS: LOT 4 OR SE QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 2	11	Benewah
	REMARKS: LOT 2 OR NORTH HALF OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 3	11	Benewah
	REMARKS: LOT 3 OR NW QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 4	11	Benewah
	REMARKS: LOT 4 OR SW QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 003W	Lot/Trct 5	11	Benewah
	REMARKS: LOT 5 OR SE QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	Lot/Trct 1	1	Benewah
	REMARKS: LOT 1 OR NE QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	Lot/Trct 2	1	Benewah
	REMARKS: LOT 2 OR NW QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	Lot/Trct 3	1	Benewah
	REMARKS: LOT 3 OR NE QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	Lot/Trct 4	1	Benewah
	REMARKS: LOT 4 OR NW QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	Lot/Trct 5	1	Benewah
	REMARKS: LOT 5 OR SW QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	Lot/Trct 6	1	Benewah
	REMARKS: SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	Lot/Trct 1	2	Benewah
	REMARKS: LOT 1 OR NE QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	Lot/Trct 2	2	Benewah
	REMARKS: LOT 2 OR NW QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	Lot/Trct 3	2	Benewah
	REMARKS: LOT 3 OR NE QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	046N - 004W	Lot/Trct 4	2	Benewah
	REMARKS: LOT 4 OR NW QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	047N - 003W	Lot/Trct 1	31	Benewah
	REMARKS: LOT 1 OR NE QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	047N - 003W	Lot/Trct 2	31	Benewah
	REMARKS: LOT 2 OR NORTH HALF OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	047N - 003W	Lot/Trct 3	31	Benewah
	REMARKS: LOT 3 OR SW QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					
<input type="checkbox"/>	ID	Boise	047N - 003W	Lot/Trct 4	31	Benewah
	REMARKS: LOT 4 OR SE QUARTER OF NE QUARTER SOUTH AND WEST OF SAINT JOE RIVER					



<input type="checkbox"/>	ID	Boise	047N - 003W	Lot/Trct 5	31	Benewah
REMARKS: LOT 5 OR NE QUARTER OF SE QUARTER SOUTH AND WEST OF SAINT JOE RIVER						
<input type="checkbox"/>	ID	Boise	047N - 003W	Lot/Trct 6	31	Benewah
REMARKS: SOUTH AND WEST OF SAINT JOE RIVER						
<input checked="" type="checkbox"/>	ID	Boise	047N - 003W	Lot/Trct 7	31	Benewah
REMARKS: SOUTH AND WEST OF SAINT JOE RIVER						
<input type="checkbox"/>	ID	Boise	047N - 003W	Lot/Trct 10	32	Benewah
REMARKS: SOUTH AND WEST OF SAINT JOE RIVER						
<input type="checkbox"/>	ID	Boise	047N - 003W	Lot/Trct 11	32	Benewah
REMARKS: LOT 11 OF SOUTH HALF OF SW QUARTER SOUTH AND WEST OF SAINT JOE RIVER						
<input type="checkbox"/>	ID	Boise	047N - 003W	Lot/Trct 3	32	Benewah
REMARKS: LOT 3 OR NW QUARTER OF NW QUARTER SOUTH AND WEST OF SAINT JOE RIVER						
<input type="checkbox"/>	ID	Boise	047N - 003W	Lot/Trct 4	32	Benewah
REMARKS: SOUTH AND WEST OF SAINT JOE RIVER						
<input type="checkbox"/>	ID	Boise	046N - 003W		1	Benewah
REMARKS: SOUTH AND WEST OF SAINT JOE RIVER						



Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREM...



Lot 7, Section 31, Township 47 North, Range 3 West, Boise Meridian, Idaho

**Letter of Intent  
And  
December 2024 Board Meeting Minutes**



State of Idaho

# Department of Parks and Recreation

BRAD LITTLE  
Governor

SUSAN E. BUXTON  
Director

## Idaho Park and Recreation Board

Brian Beckley, Chair - District 3 | Chuck Roady - District 1 | Hugh Cooke - District 2 | Jim Keating - District 4 | Amy Manning - District 5 | Cortney Liddiard - District 6

## LETTER OF INTENT

[mcjohnp123@gmail.com](mailto:mcjohnp123@gmail.com)  
[sharecropper59@gmail.com](mailto:sharecropper59@gmail.com)  
[qwschnei@aol.com](mailto:qwschnei@aol.com)

### RE: Letter of Intent to Purchase Property

This Letter of Intent ("LOI") is entered into for the purpose of stating the intent of the Parties regarding the property owned by John & Cynthia McCabe, Q. Wayne & Joann Schneider, and Kenneth and Janine Weiss (collectively "the Seller"). Additionally, this LOI is intended to enable the confidentiality of pre-purchase negotiations between the Seller and the Idaho Department of Parks and Recreation ("Purchaser") under Idaho Code §§ 74-107(3) and 74-206(1)(c) and (d).

Subject to the execution of a separate Purchase and Sale Agreement that is mutually acceptable in form and content, this LOI will establish the basic terms and conditions for the Purchase and Sale Agreement, as follows:

- |                              |  |
|------------------------------|--|
| SELLER:                      | JOHN & CYNTHIA MCCABE, Q. WAYNE & JOANN SCHNEIDER, AND KENNETH & JANINE WEISS  |
| PURCHASER:                   | STATE OF IDAHO, DEPARTMENT OF PARKS AND RECREATION, FOR AND ON BEHALF OF, THE IDAHO PARK AND RECREATION BOARD<br>5657 Warm Springs Ave<br>PO Box 83720<br>Boise, Idaho 83720-0065      |
| 1. PROPERTY DESCRIPTION:     | Private property situated on State land in Heyburn State Park commonly known as 139 Chatcolet Lower Road, Plummer, Idaho 83851   |
| 2. Purchase Price:           | The Purchase Price for the Property will be no more than \$315,000.00, as supported by an appraisal of the Property that reflects a fair market value of at least this Purchase Price. |
| 3. Sufficient Appropriation: | This LOI will in no way be construed to bind or obligate the Purchaser beyond the provision of any appropriation   |



of funds as may exist from time to time. Purchaser may withdraw this LOI or terminate the Purchase and Sale Agreement if, in its sole judgment, the Legislature of the State of Idaho fails, neglects, or refuses to appropriate sufficient funds as may be required for the purchase of the Property. Any such withdrawal or termination will take effect immediately upon notice.

4. Inspection and Environmental Report: Purchaser will have the right to conduct inspections and cause environmental reports to be produced by a company of Purchaser's choosing. The results of such reports may impact the final terms agreed to in the Purchase and Sale Agreement.
5. Closing Timeline: Purchaser will conduct due diligence as deemed necessary, in its sole judgment. Thereafter, the Parties will work to identify a closing timeline that is mutually acceptable.
6. Closing Costs: To be negotiated as a term in the Purchase and Sale Agreement but cannot result in total costs to the Purchaser beyond the funds appropriated for the purchase of the Property.
7. Water Rights: N/A
8. Seller To Pay Taxes and Other Assessments: Seller will pay all property taxes, fees, and other assessments related to the Property payable in the year of this sale and all prior year's obligations that may be due and owing or are otherwise related to Seller's ownership.
9. Insurance and Risk of Loss: Seller will maintain, at Seller's sole expense, property insurance for the Property, and retain all risk of loss of or damage to the Property, expenses, and liabilities related to the Property through Closing.
10. Deed: Seller will deliver a Bill of Sale and any other appropriate disposition documents in a form reasonably acceptable to the Purchaser.

The agreement to the terms state in this LOI is conditioned on it being signed by the Seller and returned to the Purchaser by January 28th, 2025, at 5:00 p.m. MT.

This LOI has been reduced to writing for the sole purpose of presenting some of the basic provisions of the future transaction, thereby enabling the Parties to enter

into a subsequent Purchase and Sale Agreement. This LOI shall not be deemed to be a purchase agreement or an offer to lease or rent but is merely intended as a convenience for finalizing negotiations with respect to the forthcoming Purchase and Sale Agreement.

It is intended that all legal rights and obligations between the Parties signing this LOI will come into existence only when a definitive Purchase and Sale Agreement is completely executed. The legal rights and obligations of each Party shall then be only those which are set forth in that Purchase and Sale Agreement.

Best regards,

**Idaho Department of Parks and Recreation**



Pamela Huck  
Real Estate Manager

**AGREED AND ACCEPTED by and between:**

**PURCHASER**

**Idaho Department of Parks  
and Recreation**

By: Susan E. Buxton

Title: Susan E. Buxton, Director

Date: Jan. 27, 2025

**SELLERS**

**John & Cynthia McCabe**

By: John McCabe

By: Cynthia McCabe

Date: 1-22-25

**Q. Wayne & Joann Schneider**

By: Q. Wayne Schneider

By: Joann Schneider

Date: 1-27-25

**Kenneth & Janine Weiss**

By: Kenneth Weiss

By: Janine Weiss

Date: 1-22-25

**Nothing on this Page**

**EXHIBIT A**  
**PROPERTY ADDRESS**

139 Chatcolet Lower Road, Heyburn State Park, Plummer, Idaho 83851



**IDAHO DEPARTMENT OF PARKS & RECREATION**

*"To improve the quality of life in Idaho through outdoor recreation and resource stewardship"*

**December Special Board Meeting**

**December 12, 2024**

**IDPR HQ**

**5657 Warm Springs Ave.**

**Boise, ID 83716**

**MINUTES**

**Thursday, December 12, 2024; 2:00 PM Mountain Standard Time**

IDPR HQ

MEETING ADJOURNED AT APPROXIMATELY 3:00 P.M., December 12, 2024.

**Thursday, December 12, 2024**

Call to Order - Chairman Beckley called the meeting to order and requested a roll call.

- Chairman Beckley - Present
- Board Member Rody – Present
- Board Member Keating - Zoom
- Board Member Cooke –Zoom
- Board Member Manning – Zoom
- Board Member Liddiard – Present

Also present during all or portions of the meeting either in person or on Zoom were the following individuals:

Adam Zaragoza, Management Services Administrator  
Troy Elmore, Operations Division Administrator  
Steve Martin, Financial Officer  
Joanna Hiller, Management Assistant  
Robbie Johnson, Public Information Officer, Senior  
Seth Hobbs, R&R Program Manager  
Joanna Hiller, Management Assistant  
Joy Vega, Deputy Attorney General  
David White, North Region Manager  
Theresa Perry, South Regional Manager  
Hayden Marotz, Deputy Attorney General  
Ryan Buffington, East Region Manager  
Craig Utter, Payette Land Trust  
Roger Hall

**Welcome and Introductions / Chairman Beckley and Director Buxton**

Chairman Beckley welcomed everyone to the meeting and introduced Robbie Johnson. Ms. Johnson gave a brief introduction about herself. Chairman also explained that Director Buxton not in attendance today because she was attending a meeting for statewide Directors meeting at the Governor's office.

### **Amend the Agenda**

No amendments were made to the agenda

### **Ponderosa Waterline Easement – Action Item**

Adam Zaragoza presented to the Board the Right of Way Agreement to City of McCall for Water Services Ponderosa State Park. The construction of Kokanee Cove started earlier this year and exists of the building of 6 cabins within Ponderosa State Park.

It is the intent for all potable water systems within Ponderosa State Park to be connected to the municipal system. Campground Loops A, B and C are intended to be connected by the end of 2026. This would save park staff from monthly testing, ensure our customers have suitable drinking water and continue our positive working relationship with the city. All water services have been tested, inspected, and ready to connect.

**Mr. Roady motioned to authorize the Director to sign the Right of Way Agreement to the City of McCall, for Water Services at Ponderosa State Park. Mr. Liddiard seconded the motion.**

**The Chairman called for a roll call on the motion.**

- **Chairman Beckley - Yes**
- **Board Member Roady - Yes**
- **Board Member Cooke - Yes**
- **Board Member Manning - Yes**
- **Board Member Keating - Yes**
- **Board Member Liddiard - Yes**

**Motion carried.**

### **White Pine Heights – Action Item**

Adam Zaragoza presented the Amended White Pine Heights proposal by Payette Land Trust to the Board. Mr. Zaragoza stated that April 15, 2024, the Board reviewed the Payette Land Trust's proposal for White Pine Heights Right of Way. Zaragoza said that The State Board of Land Commissioners received an informational update from IDL staff on October 15, 2024. According to the staff report, the easement is to be 20 feet wide, 10 feet from the centerline on each side. The IDL report and a summary of the appraisal are attached. The full appraisal report can be made available to the Board.

**Mr. Roady motioned to approve the application from the Payette Land Trust for White Pine Heights to secure, and hold in perpetuity, the trail right of way near Ponderosa State Park. The funds from the Outdoor Recreation Fund Advisory Council (ORFAC) amount of \$300,000 shall be transferred from IDPR to Payette Land Trust. A survey, legal description, closing and recording of the easement shall occur no later than the end of Fiscal Year 2025 (June 30, 2025). Mr. Liddiard seconded the motion.**

**Motion carried**

### **ORFAC Approval Projects – Action Items**

Adam Zaragoza presented the ORFAC projects that were approved by the Governor. He explained that the projects must be funded and obligated by December 31, 2024, to meet ARPA Treasury requirements. Mr. Zaragoza described the ORFAC and Governor Little's recommendations for these projects, any projects that do not meet the eligible timeframe conditions by any of the applicants, the IDPR Director, shall have the authority to reclassify all unused amount of funding to eligible projects that have properly encumbered obligations by December 31, 2024.

**Ms. Manning motioned to approve the following ORFAC grant projects be funded and obligated by December 31, 2024.**

- 1. Winchester Lake Dam *Proposed Capital Funding: \$500,000***
- 2. Ponderosa State Park, Kokanee Cove *Proposed Capital Funding: \$1,200,000***
- 3. Round Lake State Park *Proposed Capital Funding: \$850,000***
- 4. Horsethief Reservoir Supplemental *Proposed Capital Funding: \$1,500,000***
- 5. Falls Creek Road *Proposed Capital Funding: \$50,000***
- 6. Sawtooth Wilderness Trails *Proposed Capital Funding: \$8,500***
- 7. Frank Church River of No Return Trails *Proposed Capital Funding: \$17,000***
- 8. Rinker Rock Creek Ranch *Proposed Capital Funding: \$88,000***
- 9. Canal Dredging at Twin Lakes *Proposed Capital Funding: \$74,000***
- 10. Wood River Community Trail Infrastructure *Proposed Capital Funding: \$20,000***
- 11. Pine Street Sled Hill *Proposed Capital Funding: \$234,296***
- 12. Pend Oreille Lake and River Story Mapping *Proposed Capital Funding: \$60,350***
- 13. University of Idaho Experimental Forest *Proposed Capital Funding: \$357,000***
- 14. ADA Kayak and Canoe Launch *Proposed Capital Funding: \$8,152***

**Mr. Roady seconded the motion. The Chairman called for a roll call on the motion.**

- Chairman Beckley - Yes**
- Board Member Roady – Yes**
- Board Member Manning– Yes**
- Board Member Cooke - Yes**
- Board Member Keating- Yes**
- Board Member Liddiard - Yes**

**Motion carried**

### **Second Motion**

**Mr. Roady motioned that any ORFAC projects that do not meet the eligible timeframe conditions by any of the applicants, the IDPR Director, shall have the authority to reclassify any and all unused amount of funding to eligible projects that have incurred obligations by December 31, 2024.**

**Mr. Cooke seconded the motion. The Chairman called for a roll call on the motion.**

- Chairman Beckley - Yes**
- Board Member Roady – Yes**
- Board Member Manning– Yes**
- Board Member Cooke - Yes**
- Board Member Keating- Yes**
- Board Member Liddiard - Yes**

**Motion carried**

### **Board Comments**

There were no Board Comments

### **Old/New Business**

Board Member Cooke said congratulations for the smooth and effective order with high quality grants and he thanked the staff.

### **Public Comment**

There was no public comment.

### **Executive Session**

Mr. Roady motioned that the Board convene in executive session pursuant to Idaho Code § 74-206(1)(b), (c), and (f) to, respectively, evaluate a public officer, to discuss the acquisition of real property not owned by a public agency, and to communicate with legal counsel for the public agency to discuss the legal ramifications or legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The motion was seconded by Mr. Cooke. The Chairman called for a roll call vote on the motion.

- Chairman Beckley - Yes
- Board Member Roady – Yes
- Board Member Manning– Yes
- Board Member Cooke - Yes
- Board Member Keating- Yes
- Board Member Liddiard - Yes

**Motion carried, and the Board commenced the executive session at 2:40 P.M.**

The Board resolved the Executive Session at 2:56 P.M. No action was taken in the executive session.

Mr. Roady recommended that the Board authorize the Director or her designee, to enter a Letter of Intent to Purchase the subject property for no more than the appraised value of the real property. Staff further recommend that the Board authorize the Director to purchase the property with duly appropriate funds, and, upon closing of the transaction, accept the structure located as real property owned by the Board and managed by the Department for purposes of a public recreational rental facility in Heyburn State Park. Mr. Liddiard seconded the motion.

**The Chairman called for a roll call vote on the motion.**

- Chairman Beckley - Yes
- Board Member Roady – Yes
- Board Member Manning– Yes
- Board Member Cooke - Yes
- Board Member Keating- Yes
- Board Member Liddiard - Yes

**Motion carried.**

**ADJOURN**

The meeting was adjourned at approximately 3:00P.M.



---

Chairman Brian Beckley  
Idaho Park and Recreation Board



---

Susan E. Buxton, Director  
Idaho Department of Parks and Recreation