



File Code: 7310-2/1950-1

Date: FEB 12 2010

Joe Albright
Flat Creek Ranch
P.O. Box 9760
Jackson, WY 83002

Dear Mr. Albright:

I appreciate your visit regarding the Bridger-Teton Supervisor's Office conveyance in Jackson on Friday, January 29, 2010. I believe your meeting notes captured the essence of our conversation. There are, however, a few points to clarify.

As you know, the Forest Service has been pursuing options to improve the facilities at the Jackson administrative site for over 10 years. Our first attempt was with the Multi-Agency Campus (MAC) legislation that was enacted on January 24, 2000, and expired five years later without successful implementation. It was the intent of Congress under the MAC legislation that the financial value of the Jackson administrative site be used as a means to improve facilities for our employees. The passage of the Forest Service Facilities and Enhancement Act of 2005 (FSFREA), provided authority for the Forest Service to proceed with a conveyance project in Jackson without the need for new legislation. As you know, the Forest Service nominated the Jackson Administrative Site to Congress in 2007, which provided authority for the Forest Service to sell the property under FSFREA. The objective of improved facilities and housing for our employees is our sole purpose for pursuing this conveyance. As you know, adequate facilities and housing are essential for the long-term presence of the Supervisor's Office in Jackson.

Our current National Environmental Policy Act (NEPA) Environmental Assessment (EA) for this project identified several alternatives that evaluated parcels on the site that could be sold. While the final decision has not been made, it is our intent to sell the minimum acreage that meets the purpose and need of accomplishing our objectives. In addition, should Kniffy select an action alternative, our Sale Implementation Strategy (SIS) outlines our intent to structure the sale with the General Services Administration (GSA) in a manner that provides for the minimum amount of land to be sold that will meet our objectives.

In regard to market timing, the EA document identified this concern and specifically mentioned that the sale may occur this year or in subsequent years to allow for a recovery of the real estate market in Jackson. If an alternative is selected to sell all or a portion of the ten acres, that sale will have a minimum bid requirement. If the bids would not provide the required amount of funds, then the property would not be sold.

Deed restrictions are not being considered for any of the land because we do not wish to preclude future options for the Forest Service or owners who may purchase the land. We believe the future development of land sold should be determined by the City of Jackson and not the Forest Service.



The Big Piney Office lease is expiring. The current leased building is unsuitable for a long-term renewal. A new leased office or constructing a new owned office was our only option. The timing of the expiring lease provided an opportunity to move toward an owned office. The construction was funded from conveyance proceeds from the Caribou-Targhee National Forest (C-T NF) administrative site sales in lieu of relying on Jackson Administrative Site sale proceeds. In order to not encumber the Jackson sale proceeds, construction of the C-T NF administrative sites is planned in 2011 as part of our facilities Capital Improvement program with appropriated funds. As identified in the Preliminary Project Analysis (PPA), the Jackson conveyance may provide sufficient funds to reach other projects listed in the PPA, including the Big Piney Office repayment, but is not required to do so. The priority order of projects in the PPA indicates that Jackson Ranger District and Supervisor's office replacement and housing are a priority over funding of the Big Piney Office. Therefore, the future conveyance of the Jackson property in a manner that meets our objectives is not dependent on the repayment of Big Piney Office construction costs.

It is my desire that the objectives of new facilities and housing be met in Jackson with this conveyance project. If the social capacity in the community of Jackson is not sufficient to accomplish these objectives, other options for meeting these objectives will necessarily have to be considered.

Sincerely,

A handwritten signature in black ink that reads "Harv Forsgren". The signature is written in a cursive, slightly slanted style.

HARV FORSGREN
Regional Forester

cc: Jeanne Evenden, Keith Simila, Kniffy Hamilton