



Committee of the Whole

Ryan Hembree

Council Initiated:

Yes

No

ECAF: 2025-0330

Motion: 25-064

Type:

Contract

Board Appt.

Code Amendment

Budget Action

Other

Requested Handling:

Normal

Expedite

Urgent

Fund Source:

General Fund

Other

N/A

Executive Rec:

Approve

Do Not Approve

N/A

Approved as to

Form:

Yes

No

N/A

Subject: 129.14-Acre Moga Property purchase

Scope: Motion 25-064, approval of Real Estate Purchase and Sale Agreement between Moga Properties LLC as seller and Snohomish County as buyer for ten parcels of land and naming of the future property The Moga Conservation Area

Duration: Until the closing date unless an extension is mutually agreed to in writing by the parties.

Fiscal Impact: Current Year Multi-Year N/A

Expenditures	Current Year	2026	2027	Total
	2025			
185-Conserv. Futures	\$3,000,000	\$0	\$0	\$3,000,000
Total	\$3,000,000	\$0	\$0	\$3,000,000

Authority Granted: Authorization for the County Property Officer to execute the Purchase and Sale Agreement.

Background: On December 18, 2024, Snohomish County Council adopted Motion 24-507 to fully fund 7 Conservation Futures projects through the Conservation Futures Property Tax Fund, including Department of Conservation and Natural Resources Surface Water Management’s Thomas Eddy Phase 2 - MOGA Acquisition.

Surface Water Management division (SWM) desires to purchase the 129.14-acre Moga property for floodplain restoration and reconnection. This Thomas’ Eddy Phase 2 project is located across the Snohomish River from the County’s Thomas’ Eddy Phase 1 project and the largest part of Bob Heirman Wildlife Preserve.

The purchase price is \$3,000,000. Floodplain restoration at Thomas’ Eddy on the Snohomish River will improve the quality and quantity of channel edge and off-channel habitat and increase connectivity between the main channel, floodplain, and associated floodplain waterbodies.

The Moga property has been the site for numerous restoration projects over the years in cooperation with Snohomish Conservation District and SWM and will continue these efforts. Acquiring the land is needed to complete a multi-benefit project that will accomplish both open space preservation, and floodplain preservation and reconnection.

If successfully acquired, additional grant funding would be sought for the Thomas’ Eddy Phase 2 property to be assessed for restoration feasibility, and conceptual designs would be developed.

The property would be named “The Moga Conservation Area” and not allow hunting per the purchase agreement.

Request: Consideration in COW on February 4th, 2025.