

## Exhibit A

### **Amendment to the Natural Areas Implementation Work Plan Acquisition Parameters for Partner Transactions Bond Acquisition Programs, 2019 Parks and Nature Bond Measure**

#### **Definitions:**

*"Partner"* is a local government or other public entity working in the Metro Area who is committed to protecting fish and wildlife habitat, improving water quality and quantity, and connecting people to nature close to home.

*"Bond Acquisition Program"* includes the Protect and Restore Land Program and Create Trails for Walking and Biking Program.

*"Partner Transactions"* are real property acquisitions led by Partners that result in the property coming into public ownership, but that do not result in Metro holding a real property interest or assuming any ongoing management responsibility or liability.

*"Partner Acquisition Parameters"* are the Metro Council-approved criteria and conditions under which the Chief Operating Officer and their designees are authorized to contribute Bond Acquisition Program funds to a Partner Transaction. Metro may contribute Bond Acquisition Program funds to Partner Transactions that do not meet the Partner Acquisition Parameters but only with specific Council review and approval.

#### **Partner Acquisition Parameters:**

The Metro Council authorizes the Chief Operating Officer and their designees to contribute Bond Acquisition Program funds to a Partner Transactions provided all of the following conditions are met:

- No more than 10% of the total Protect and Restore Program funds and 25% of the total Create Trails for Walking and Biking Program funds are used for Partner Transactions.
- Metro Bond Acquisition Program staff has visited the property and confirmed its acquisition meets the goals and objectives of the applicable Target Area Refinement Plan.
- The property is identified on a Council-approved confidential tax-lot map that corresponds with the applicable Target Area Refinement Plan.
- The landowner is a willing seller.
- The amount of the Bond Acquisition Program funds contributed by Metro does not exceed the market value of the property, as reasonably determined by Metro's parks and nature real estate specialist; in no case will Metro's contribution to any individual Partner Transaction exceed \$500,000.00.
- The Partner has completed commercially reasonable due diligence, and nothing has been identified that could materially restrict the Partner's ability to use the property for its intended purpose as a natural area or trail.

- Metro and the Partner have entered into an intergovernmental agreement whereunder the Partner agrees to own and manage the property in a manner consistent with the purpose of the 2019 Parks and Nature Bond Measure, restrictions on general obligation bond funding, and applicable Bond Acquisition Program goals.

**Notices and Reports to Council Regarding Completed Transactions**

The Conservation Program Director shall notify the Council promptly following the closing of any Partner Transaction that received Bond Acquisition Program funding.