



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

May 9, 2024

DWIGHT BAKER
206 N 150 W
BLACKFOOT ID 83221

RE: WATER SUPPLY BANK LEASE CONTRACT 1361, WATER RIGHT NO(S) 35-7489 & 35-14834

*****TIME SENSITIVE RESPONSE REQUIRED*****

Dear Mr. Baker:

The Idaho Department of Water Resources ('Department') received your letter of inquiry and request on May 8, 2024 regarding payment to Grandview Ranch LLC in 2023 for the rental of water right 35-7489, as well as the change in ownership for a portion of the same water right in 2023. After reviewing warrant payments issued in 2023, we found that the owner payment was made by direct deposit to Grandview Ranch LLC on or about November 27, 2023, for \$3,038.76. The reference payment number is 260166438. I have also attached a copy of the warrant payment letter referencing the direct deposit for you records.

The lessor and applicant contact information of lease of 36.7 acres under Lease Contract 1361 was updated to Lance and Lisa Funk under the split water right number 35-14834. The date of sale provided with the Notice of Change in Ownership filed with the Department in 2023 was after the first day in 2023. Payment of rented rights goes to the person who owns the rented water right at the beginning of the year rented.

If you have any questions, please contact me at (208) 287-4936.

Sincerely,

Mary Condon
Water Supply Bank Coordinator

Enclosures: 2023 Warrant Payment Letter – Grandview Ranches LLC

c: Greg Sullivan – Brockway Engineering *via email*



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Governor Brad Little

Director Mathew Weaver

December 7, 2023

GRANDVIEW RANCH LLC
266 W BRIDGE
BLACKFOOT ID 83221

**RE: RENTAL OF WATER RIGHT(S) LEASED TO THE WATER SUPPLY BANK.
WATER RIGHT NO(S). 35-7489.**

The Department of Water Resources has issued a state warrant in the amount of **\$3,038.76** as payment to you for the rental of the above referenced water right(s) from the Water Supply Bank during 2023. Your payment is 90% of the total rental fee for the following transactions:

Lease Contract	Water Right(s)	Rental Agreement	Rental Volume (AF)	Rental Rate (\$/AF)	Total Rental Fee	Owner Share
1361	35-7489	505	146.8	\$23/AF	\$3,376.40	\$3,038.76

If you have questions regarding this matter, please contact me at (208) 287-4936.

Sincerely,

Mary Condon
Water Supply Bank Coordinator

Warrant Number: ACH – Direct Deposit 11/27/2023

COPY

DWIGHT E. BAKER

Idaho Department of Water Resources
P. O. Box 83720
Boise ID 83720-0098

RECEIVED
MAY 08 2024
DEPARTMENT OF
WATER RESOURCES

Attn: Mary Condon
Water Supply Bank Coordinator

Re: Lease Contract 1361

Dear Ms. Condon

I am writing on behalf of Grandview Ranch, LLC, owner of all or a portion of what was originally Water Right 35-7489. Grandview Ranch, LLC is owned by my brother Jim and me.

There are two related issues I want to address.

First, I acknowledge receipt of a check in the sum of \$3,038.76 for the Owner Share of the rent paid for the 2023 crop year under the referenced Lease Contract. However, my wife and I were in Arizona from about December 8th, 2023 until early April, 2024, and in the confusion of the move and the second issue in this letter, managed to mis-place the check. Assuming it was not negotiated to date for some reason I do not presently recall, we are respectfully requesting that a check for the correct amount be reissued and mailed to me at the address listed below. Feel free to call if you have any question. I am prepared to execute any kind of document supporting the claim, or offering to reimburse or otherwise protect the Department if I am somehow mistaken about the transaction.

Secondly, Grandview Ranch, LLC, owns about 1000 acres of productive irrigated farm land, the majority of which is irrigated with circles. For a number of years the land has been leased to Lance Funk. Several years ago Mr. Funk decided irrigating the corners of the circles which had been irrigated was no longer cost effective, primarily due to the extra labor required. As a result, we quit irrigating the corners, and a couple of years ago leased about 36.7 acres to the water bank. Mr. Lance Funk then leased the water from the water bank. Subsequently, we sold our unused water to Mr. Funk, which transfer was completed within the last year or so, and which I believe included the 36.7 acres of water right leased to the water bank. Mr. Funk is therefore the current owner and lessor of the water, as well as the lessee. At a minimum, it would seem the portion of the rent payable by the water bank to the lessor should in the future be paid directly to him, rather than to Grandview. Alternatively, if possible, it would seem to be appropriate to cancel the lease, and to let Mr. Funk deal with the water right as he sees fit.

I am hopeful you can assist with both issues; feel free to call me when you have had an opportunity to understand and verify what I have stated above.

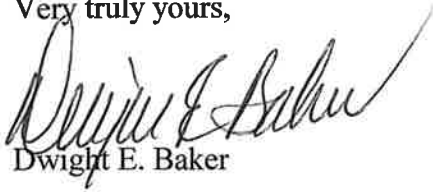
I look forward to your call.

DWIGHT E. BAKER

May 5, 2024

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Very truly yours,



Dwight E. Baker

cc: Lance Funk

cc: Greg Sullivan

cc: Jim Baker