

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)

Minam River, Phase 3 Review Summary

April 25, 2024 Meeting

Oregon Department of Fish and Wildlife

Minam Acquisition, Phase 3

Transaction Type (check one): Acquisition Disposal

I. Proposed Real Property Transaction:

- ODFW will acquire, as the third phase, a total of **1,097 acres** of land in Wallowa County (see attached maps).
- Cost is estimated to be **\$1,397,888** but may vary slightly to conform to appraised value (appraisal in process, but not yet complete).
- The acquisition will provide connectivity between multiple other federally and state protected conservation areas, winter range for big game, migration habitat for salmon, and public access for recreation (see attached PowerPoint).

II. Reason for PLAC Review:

- In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.

III. Background Information

- ODFW has made several efforts to acquire this property over the past 20+ years,
- Local and state officials are supportive of the acquisition.
- ODFW acquired Phase 1 of the project (4,609 acres) at the end of 2021.
- ODFW acquired Phase 2 of the project (10,964 acres) in November of 2023.
- This Phase 3 of the project (1,097 acres) is scheduled to close in the third quarter of 2024.
- The Rocky Mountain Elk Foundation is acting as facilitator in the transaction, and ODFW will acquire title simultaneously with, or immediately after, the acquisition by REMF from the ownership entity represented by Manulife Insurance.
- Financing for the project is being provided as follows:
 - The US Fish and Wildlife Service will provide \$950,000 to ODFW in Pittman-Robertson grant funds for the purchase.
 - Additional funding, in the full amount necessary to close the transaction, will be provided by the Rocky Mountain Elk Foundation and/or its private donors.
- An appraisal for Phase 3 is currently in progress, but the purchase price is not expected to deviate significantly (on a per-acre basis) from the price established in the Phase 1 and Phase 2 transactions.
- The agency is working closely with DOJ on the legal aspects of the transaction (e.g., purchase agreements, title review, etc.). Hancock has requested that the PSA between Hancock and RMEF not be available for public review (though it is available to the DOJ). The significant terms of the acquisition are not in question, but DOJ is focused on minimizing any and all risks to the State. No major issues have arisen to date.

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IV. Topics for PLAC Consideration.
<ul style="list-style-type: none">• General review of the transaction.• PLAC reviewed and approved Phase 1 of this transaction in 2021
V. Staff Comments:
<ul style="list-style-type: none">•
VI. PLAC Findings:
<ul style="list-style-type: none">•