

Public Lands Advisory Committee



Meeting Date: October 26, 2023

Time: 1:30 pm to 3:30 pm

Location: Virtual By Microsoft Teams

Committee Members Present: John Brown, Chair
Mark Meek, State Senator
Sara King, Real Estate Management
Brady Ricks, EAM Real Estate Services Manager

Committee Members Absent: Thuy Tran, State Representative
Jennifer Blake, Exec Branch #2

Staff: Robert Underwood, DAS

Presenters: Dick Duncan, ODFW

Committee Administration
Chair John Brown called the meeting to order at 1:35 pm.
Call for Public Comment – none received
Approval of minutes from previous meeting - approved.
Property Acquisitions & Dispositions
<p>Oregon Dept. of Fish & Wildlife / Daley, Tapp, Goodwin Property Acquisitions Presented by Dick Duncan, ODFW</p> <p>ODFW presented a proposal for the acquisition of four properties adjacent to the Fern Ridge Wildlife Area and other parcels of land already owned by ODFW near Eugene. The acquisitions are funded through the Willamette Wildlife Mitigation Program, a program funded by the Bonneville Power Administration (BPA) to mitigate the impact of their activities (e.g., powerlines) on wildlife in Oregon.</p> <ul style="list-style-type: none">• Goodwin property; 40 acres; \$320,000 (\$8,000/acre). Previously reviewed by PLAC in 2020 and approved at prior appraised value. Reappraised recently. Closing the transaction has been awaiting the completion of a property line adjustment.• Daley property; 76 acres; \$486,750 (\$6,404/acre).• Tapp 'broomstick' property; 56.74 acres; \$340,500 (\$6,001/acre).• Tapp property; 86.77 acres; \$465,000 (\$5,359/acre). Property line adjustment required before transaction can close. <p>BPA also provides an endowment to fund maintenance of the property after close.</p> <p>Discussion included:</p> <ul style="list-style-type: none">• Differences in valuations of the parcels; the Goodwin parcel is a high value as it has less water on site, a better view, and the right to develop a home site.• Agricultural activity before and after transaction; currently there are seasonal hay leases on some parcels, intention is to continue agricultural activities to maintain property condition until restoration work is ready to be implemented.

- Hunting; not prohibited by purchase agreements, likely to be managed similarly to adjacent properties that allow bird hunting. Concern about liability of hunting activity will be addressed through management.

PLAC recommendation: Report accepted with a recommendation, issued separately for each property, to move forward with the transactions.

ODFW also updated PLAC on the Minam acquisition, which is due to close soon. The final appraisal showed an increased property value, which will be funded by the same partners.

General Discussion

Discussion

Public Records - Response to questions raised in the last meeting on classification of public records and situations where records shared with the PLAC may be exempt from disclosure.

Prior transactions – Updates on other transactions that have been to PLAC.

- ODOT Baker City – Cell tower lease sale still in process, closing by the end of the year. Agency plans to re-appraise following lease sale and repeat surplus property notification and sale process.
- DOC North Bend – Closed in May to local non-profit providing affordable housing.
- DOC Mill Creek – Transaction closed and was recorded in April and is being master planned for residential and commercial development.
- DOC White City – Auction was not successful, agency looking for a local realtor to market property.

New executive branch member expected to be appointed by the Governor to replace Jennifer Blake, whose 4-year term ends in December. New member may be in place at the January 2024 meeting.

Adjournment

Meeting adjourned at 2:15 p.m.

Next meeting:

January 25, 2024

1:30 pm to 3:30 pm