

Oregon Parks and Recreation Commission

February 23, 2023

Agenda Item:	5d	Action
Public Comment Allowed:	Yes	
Topic:	Iwetemlaykin – Hennes Property Proposed Acquisition	
Presented by:	Ladd Whitcomb, Property Agent	

In 2008, OPRD attempted to acquire a 3.23-acre property adjacent to Iwetemlaykin State Heritage Site (SHS). Due to a downturn in land values and a reduction in funding available for acquisitions OPRD was unable to acquire the land.

This property was identified in the 2009 Master Plan for Iwetemlaykin SHS as an “area of concern”. Development of this property would have a visual impact on the area as well as negative impacts on the cultural and natural resources of this site.

A 2019 application to subdivide this property brought local attention, spurring phone calls and inquiries to gauge OPRD interest in this property. The Nez Perce Tribe, the Confederated Tribes of the Umatilla Indian Reservation, and the Confederated Tribes of the Colville Reservation have all expressed strong support for OPRD to consider adding this property to the State Heritage Site. OPRD and the previous owner were in discussions regarding a sale in 2019 but those talks did not result in an agreement. In 2021, the new property owner contacted staff to discuss the possibility of a sale to OPRD.

Acquisition of this property would ensure the conservation of the cultural and scenic resources associated with Iwetemlaykin SHS.

A recent appraisal valued the property at \$475,000 and OPRD made an offer to purchase at this amount, subject to Commission approval. The owner rejected the offer and made a counteroffer at \$701,000 and is standing firm at that amount. The most OPRD can offer, without petitioning DAS for special consideration, is \$522,500. We are requesting Commission approval to spend \$522,500 to acquire this property with the \$178,500 difference being made up by contributions from outside sources.

Prior Action by Commission: April 2019 and February 2021 Informational briefs

Action Requested: Approval to spend no more than \$522,500 in OPRD funds to acquire this property and authorize the OPRD director to sign all necessary instruments effectuating the transaction.

Attachments: 5d - Attachment A - Map

Prepared by: Ladd Whitcomb

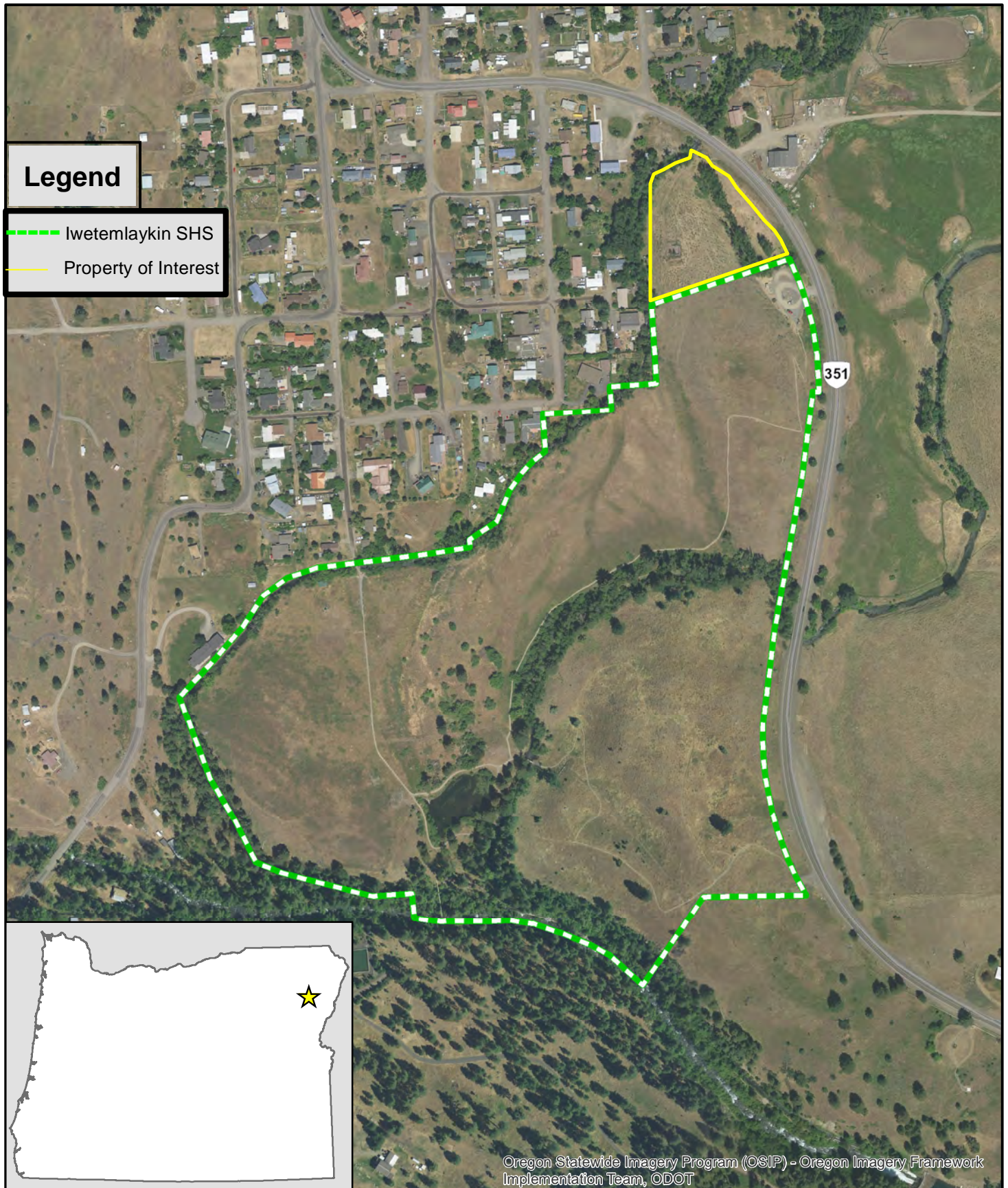
Iwetemlaykin State Heritage Site

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