

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)

ODFW Goodwin Purchase Review Summary

January 28, 2021 Meeting

ODFW

GOODWIN Acquisition

Transaction Type (check one): Acquisition Disposal

I. Proposed Real Property Transaction (if the transaction is an acquisition please include a description of the intended use of the property):

The Oregon Department of Fish and Wildlife has entered into Purchase and Sale Agreement with the owners of a parcel of land adjacent to the Fern Ridge Wildlife Area to acquire a total of 40 acres of land which will be added to the Fern Ridge Wildlife Area in Lane County. Purchase and Sale Agreements were executed in late 2020, and call for closing by September of 2021. ODFW's purchase of these parcels will utilize BPA funding through the Willamette Wildlife Mitigation Program for 100% of the acquisition cost.

Property Size: 40 Acres

II. Reason for PLAC Review (include what the agency is requesting from the PLAC): ODFW requests that the PLAC review and approve the acquisition

- In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.
- The 40 acre parcel is valued at \$224,500 based on a USFLA-compliant appraisal dated July 22, 2020. The appraisal is attached to this request for review.

III. Background Information

- ODFW has utilized WWMP funding to acquire several properties adjacent to the Fern Ridge Wildlife area in recent years (over 500 acres total). The purchase of this property ensures the protection of an additional 40 acres of wildlife habitat which will be owned and managed by ODFW. The parcel lies within an Oregon Conservation Strategy priority area for conservation. Acquisition of the property will provide enhanced wildlife habitat connectivity, connect with other wildlife area habitat parcels, eliminate a weed source which has been problematic for the adjacent parcels, and preserve the area from the risk of development.
- Estimated annual operation/maintenance funding is anticipated to be approximately \$3,120 (\$78/acre). Maintenance funding is provided by WWMP/BPA as part of the acquisition package. In this instance, that funding will be a lump sum of approximately \$65,000.
- ODFW intends to make improvements to the property in the form of habitat enhancement, including conversion from its existing pasture use to native wet and upland prairie habitat.

IV. Topics for PLAC Consideration.

- **Purchase Terms:** The property will be acquired at a price of \$224,500, funded 100% by BPA. BPA also covers other costs of acquisition such as appraisal and closing

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costs.

- **Public and Government Outreach.** The proposed land purchases will be presented by ODFW staff conservation organizations, local civic clubs, angler/hunter groups, local governments, and resource industry groups; staff will meet individually with private landowners.
 - Public meetings will be scheduled in Veneta to provide information on the proposed land acquisition and garner public input. No firm date for these meetings has yet been set since ODFW would like to combine these meetings with meetings for an additional 100 acre adjacent property which ODFW hopes to acquire (but which is not yet ready for PLAC review).
 - ODFW staff will discuss the land purchase agreement with local elected representatives. ODFW staff will also provide information on these purchases to the offices of elected Federal officials and Lane County Commissioners.
 - Program staff will seek permission to accept title to this property from the Fish and Wildlife Commission at one of the Commission's regularly scheduled meetings in the first quarter of 2021.

V. Staff Comments (agency comments that are not already included and DAS staff comments):

- A copy of ODFW's Land Nomination Form, which contains additional information relative to this purchase, is attached to this Request for Review.

VI. PLAC Findings (Summary of Committee findings, to be completed by DAS Staff):

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