

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)

Property Transaction Review Summary

July 22, 2021, Meeting

**Oregon Department of Forestry
Toledo Unit Office Relocation Project – Property Acquisition**

Transaction Type (check one): **Acquisition** **Disposal**

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| <p>I. Proposed Real Property Transaction (if the transaction is an acquisition, please include a description of the intended use of the property):</p> <ul style="list-style-type: none">• New property acquisition for the relocation of the Oregon Dept. of Forestry’s (ODF) West Oregon District’s (WOD) Toledo Unit Office Facilities.• The purpose of this project is to replace the aging ODF Unit Office Facilities Compound located in Toledo. The current ODF facility, built in the late 1930’s and early 1940’s, was originally built on sloped ground that is considered unstable due to geological/seismic risks, and not adequate for long term use due to existing constraints and future programming needs.• Along with the possibility of slope failure, a narrow one-way access, and increased maintenance costs; this facility has exceeded its useful service life and is in need to be relocated to ensure that the Unit Office is properly positioned to meet current and future mission readiness needs.• This project was initially part of a larger co-locate project with the Oregon Department of Transportation (ODOT), which planned on combining two of its current maintenance stations located at Rose Lodge and Ona Beach; and relocating them to a more centrally located area that will be outside of the mapped tsunami inundation zone and better positioned strategically. <u>Due to budgeting constraints in 2020, ODOT was not able to commit to this partnership and ceased to continue with this project.</u>• Key goals of the ODF Toledo Unit Facility Replacement Project are:<ul style="list-style-type: none">○ To replace outdated building infrastructure and systems;○ To provide a healthy and safe environment for the building’s occupants and users;○ To meet the modern business needs of the Department;○ To provide a facility to accommodate future missions and growth within the agency;○ To provide a geologically sound facility outside the tsunami inundation zone and away from other geological hazards to help provide first responder support to the affected area in the event of a Cascadia Subduction Zone event. |
| <p>II. Reason for PLAC Review (include what the agency is requesting from the PLAC):</p> <ul style="list-style-type: none">• In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.• Guidance on the determination of the fair market value, and negotiations with the landowner. |
| <p>III. Background Information</p> <ul style="list-style-type: none">• See attached ODF Memo.• See attached ODF Appraisal.• See attached BOV Appraisal. |
| <p>IV. Topics for PLAC Consideration.</p> <ul style="list-style-type: none">• |

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| V. Staff Comments (agency comments that are not already included and DAS staff comments): |
| <ul style="list-style-type: none">• |
| VI. PLAC Findings (Summary of Committee findings, to be completed by DAS Staff): |
| <ul style="list-style-type: none">• |

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)

Minam River Review Summary

July 22, 2021 Meeting

Oregon Department of Fish and Wildlife

Minam River Acquisition

Transaction Type: Acquisition

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

- ODFW will acquire, in two phases, a total of 15,573 acres of land in Wallowa County with a small portion in Union County (see attached maps). The first phase will include 4,609 acres and is scheduled to close before the end of December, 2021. The second phase, 10,964 acres will close in 2023 (see attached timetable). This review request covers the first phase only, though the information provided will cover both phases to provide the Committee with a more complete understanding of the transaction.
- The acquisition (approximately 24 square miles of land) 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 Project Overview).

II. Reason for PLAC Review (include what the agency is requesting from the PLAC):

- 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.
- The agency is currently working with the Rocky Mountain Elk Foundation, which will be providing \$5,150,000 of the total \$18,700,000 purchase price as a donation. Additional funding will come from ODFW (\$2,750,000 in Pittman-Robertson funds provided by the US Fish and Wildlife Service and \$350,000 in banked match funding). This funding does not require additional approval from USFWS, though that agency is aware of, and supportive of, the purchase. An additional \$9,900,000 in funding is expected to come from the US Forest Service's Forest Legacy program. This Forest Legacy funding will be utilized for the second phase only, and the agency is currently working with ODF on the application for those funds (see attached funding sheet).
- The Rocky Mountain Elk Foundation is acting as facilitator in the transaction, and will acquire title from six different ownership entities, all represented by the Hancock Timber Company. ODFW will acquire title from RMEF either simultaneously with, or immediately after, the acquisition from the Hancock represented parties.
- An appraisal of the property was completed several years ago, and a new appraisal is currently in progress but the purchase price is not expected to deviate significantly from the above-stated price.
- 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

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Minam River Review Summary

July 22, 2021 Meeting

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| <p>between Hancock and RMEF not be available for public review (though it is available to DOJ). A second PSA, between RMEF and ODFW, is currently being drafted, but will not have been executed prior to the PLAC review on July 22nd. 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.</p> |
| <p>IV. Topics for PLAC Consideration.</p> |
| <ul style="list-style-type: none">• General review of the transaction. |
| <p>V. Staff Comments (agency comments that are not already included and DAS staff comments):</p> |
| <p>VI. PLAC Findings (Summary of Committee findings, to be completed by DAS Staff):</p> |
| <ul style="list-style-type: none">• |