

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

**PUBLIC LANDS ADVISORY COMMITTEE (PLAC)**  
**April 25, 2024, Meeting**

***Oregon Military Department (OMD)***  
***Acquisition of a 3 Acre Property Site***  
**Tax lot # 1N233 Lot 600, Agency Parcel # 41A87**

**I. Proposed Real Property Transaction (Building and Land Disposition)**

This block should include:

- Property size is 3 acres / 130,680 SF, the Property lies adjacent to an airport area and public facility area.
- Location – Adjacent to OMD current Tax Lot # 1N233 Lot 701, an 8.09 Acre parcel, 750 NE 34 Ave. Hillsboro, Oregon 97124
- This property is unimproved and has approval from the Hillsboro City Planning Dept. for a Property Line Adjustment from the adjacent Port of Portland Tax Lot # 1N233 Lot 600, 7.52 Acre parcel.

**II. Reason for PLAC Review**

Agency is not exempt from ORS 270 on land acquisitions, and the property has been appraised, the property is above the \$100,000 threshold. In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.

**III. Background Information**

The current OMD property Tax # 1N233 Lot 701, 8.09 Acre parcel was acquired in December 21, 2010 from Washington County, a political subdivision of the State of Oregon for the future construction of the OMD Hillsboro Readiness Center.

Current National Guard Bureau (NGB) requires a minimum parcel size of 10 acres for the construction of a Urban Armory/NGB Readiness Center.

Presently the zoning, SCFI – Station Community Fair Complex Institutional uses are in compliance with the county, and the OMD does not require a zone change in order to acquire the property or construct the Readiness Center.

Access to the property would be through the major cross street NE Veterans Drive..

Surrounding uses is a mixture of public airport, public fair and community centers.

(Photo/map attached).

The property is unimproved. The property is now vacant.

Appraisal report has been completed for the property and has the following value:

Value: \$1,960,000.00

Agency has completed the Level 1 environmental assessment, and property is free from hazardous waste or contamination.

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**IV. Topics for PLAC Consideration.**

- 1) The Proper steps have been taken for the acquisition of the 3 acre parcel for property line adjustment to Tax Lot 1N233 Lot 701 for the construction of the OMD Hillsboro Readiness Center.

**V. Staff Comments.**

**VI. PLAC Findings.**

Attachments: Property Photos, Tax lot map, Aerial Photo *with property outlined*, etc  
Staff Comments