

**PUBLIC LANDS ADVISORY COMMITTEE (PLAC)**

**Property Transaction Review Summary**

**January 26, 2023 Meeting**

**Oregon Department of Corrections**

**White City Land Sale**

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 Department of Corrections (DOC) is seeking to dispose of approximately 319 acres of land in White City.

**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 disposal of this property.

**III. Background Information**

- In 1999, through the prison siting process, DOC purchased approximately 319 acres of property in White City to support DOC's long-range prison construction plan. The property had several structures, including three homes, three barns and a lean-to. The purpose was to ensure the agency had sufficient buildable property to meet future prison needs. In the 24 years since this land was purchased, sentencing guidelines have changed and DOC has acquired additional property more ideal for future prison siting.
- In August 2022, DOC declared the approximately 319 acres of land as surplus and proceeded to dispose of the land following the applicable administrative rules and statutes. DOC obtained an appraisal (attached) to determine fair market value (ORS 270.100), and completed an environmental assessment. DOC received no interest from any party during this notification period.
- In April 2022, DOC initiated a contract with an auction house to assist with the disposal of this property.

**IV. Topics for PLAC Consideration.**

- General review of agency plan.

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

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

- Report accepted with a recommendation to move forward with the disposition by auction as presented. PLAC requested a follow up after the auction.



# **WHITE CITY PROPERTY DISPOSITION**

**PUBLIC LANDS ADVISORY COMMISSION PRESENTATION**

# PROPERTY





# BACKGROUND

- In 1999, through the prison siting process, DOC purchased approximately 319 acres of property in White City to support DOC's long-range prison construction plan.
- The property had several structures, including three (3) homes, three (3) barns and a lean-to. The purpose was to ensure the agency had sufficient buildable property to meet future prison needs.
- In the 24 years since this land was purchased, sentencing guidelines have changed and DOC has acquired additional property more ideal for future prison siting.
- In August 2022, The Department of Corrections (DOC) declared the property as surplus per ORS 270.100. Surplus property notifications were sent to state agencies, non-profits and political subdivisions of the state. DOC received no responses.

# PREPARATION FOR DISPOSAL

DOC has completed the following activities to prepare the property for disposal:

- Completed surplus notification process.
- Completed an environmental assessment (with no identified environmental concerns noted).
- Acquired fair market appraisal per ORS 270.100.
  - Property appraised at approximately \$1.475 million.
- Initiated contract with auction house to assist with sale of property.

# NEXT STEPS

- Begin eight (8) week marketing campaign mid-January 2023.
- Auction in March 2023.
- Expected close date no later than May 2023.

**PUBLIC LANDS ADVISORY COMMITTEE (PLAC)**

**Property Transaction Review Summary**

**April 24, 2025, Meeting**

**Oregon Department of Transportation  
Council Creek Regional Trail**

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):**

- Disposal of state-owned corridor that previously served railroads – originally for passenger service, later only freight.

**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 disposal of this property.
- Request PLAC concurrence that the terms of this proposed disposal are reasonable.

**III. Background Information**

- BNSF Railway conveyed the real estate comprising several railroad corridors to the state of Oregon, including a 5.68-mile segment between Hillsboro and Forest Grove.
- A small railroad, Portland & Western (PNWR) now owned the tracks and possessed a permanent rail service easement from BNSF. Freight traffic over this corridor became nonexistent. PNWR obtained permission to formally abandon the line. PNWR then terminated their rail service easement, unencumbering the corridor.
- ODOT followed DAS' Division 45 rules, declaring the corridor surplus.
- TriMet expressed interest in acquiring it – initially to allow Washington County to construct its Council Creek Regional Trail (CCRT). If, decades from now, TriMet decides it wants to extend MAX light rail to Forest Grove or install a Bus Rapid Transit line on the corridor, TriMet will relocate the CCRT to one side, making room for both uses.
- The appraised value of this corridor is \$24,414,700. ODOT, TriMet, and Washington County have agreed in principle that \$1,000,000 is a reasonable payment.
- Our reasons for believing this to be the case include the following:
  - This has functioned as a transportation corridor since 1908.
  - If lost, establishing a new transportation corridor would be prohibitively expensive.
  - BNSF's conveyance to the state included the obligation to "use the Rail Corridors for public transportation."
  - Although the state of Oregon did not pay BNSF for the rail corridors, ODOT has expended staff time and occasionally hired contractors to perform various tasks.
  - TriMet/Washington County shall assume all liability and expense related

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**April 24, 2025, Meeting**

<p>to owning and maintaining this corridor.</p> <ul style="list-style-type: none"><li>○ TriMet has agreed that our deed shall include a reversionary clause – that ownership of the corridor would revert back to ODOT if TriMet ceases to use the corridor for public transportation.</li></ul>
<b>IV. Topics for PLAC Consideration.</b>
<ul style="list-style-type: none"><li>•</li></ul>
<b>V. Staff Comments (agency comments that are not already included and DAS staff comments):</b>
<ul style="list-style-type: none"><li>•</li></ul>
<b>VI. PLAC Findings (Summary of Committee findings, to be completed by DAS Staff):</b>
<ul style="list-style-type: none"><li>•</li></ul>