

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)
Property Transaction Review Summary
April 23, 2026 Meeting

Oregon Military Department (OMD)
Acquisition of Southern Oregon FMS replacement facility
101 E. Rapp Rd. Talent, Oregon 97540-9743

Transaction Type (check one): Acquisition Disposal

I. Proposed Real Property Transaction (Building and Land Acquisition)
<ul style="list-style-type: none">• Acquisition of a replacement Southern Oregon OMD FMS Property, the size is an 8.58 ac. Parcel zoned light industrial with a 61,852 SF vacant warehouse building facility.• Location is: 101 E. Rapp Rd. Talent Oregon, 97540-9743• The OMD fully executed a DOJ legal sufficiency approved Lease Option to Purchase this property May 5, 2024.• OMD and Property Owners fully executed a DOJ legal sufficiency approved Purchase and Sale Agreement on July 17, 2025 for the appraisal report value of \$ 4,630,000.00.
II. Reason for PLAC Review
<ul style="list-style-type: none">• Agency is not exempt from ORS 270 on land acquisitions, and the property has been appraised. The property is above the \$ 100,000.00 threshold. In compliance with ORS.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.
III. Background Information
<ul style="list-style-type: none">• An extensive property search for a suitable Military Construction (MILCON) site was conducted from June, 2022 through May, 2024 with no available/suitable parcels or properties available.• Senate Bill 5505 (attached) authorizes a Bond for the 2025-2027 biennium in the amount \$ 6,680,000.00 for acquisition/improvements of the Medford FMS replacement.• The current Southern Oregon OMD FMS site at 1701 S Pacific Hwy Medford, Oregon 97501 is located 6.8 miles to the North of the 101. E. Rapp Rd. Talent, Oregon site.• This acquisition is critical to the State of Oregon Military Dept. due to the current Medford FMS site being approximately 10% the size of the required SF allowed for this FMS.• The current facility is at maximum capacity for the vehicles it must support causing a backlog of maintenance.• The 101. E. Rapp Rd. site is zoned Light Industrial and in compliance with the City and County for the OMD use as an FMS facility.• Access to the property is off Rapp Rd. and Rouge River Pkwy.• (Photo/map attached).• Appraisal report has been completed for the land and facility, and has the following value: \$ 4,630,000.00. (appraisal attached).

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- The Medford FMS replacement has been our TAG #2 MILCON project on our long-range construction plan for several years. The acquisition of this available site will save approximately \$30-\$35 million long range by acquiring this property now as opposed to going through a 10 to 12 year MILCON construction process.

IV. Topics for PLAC Consideration.

- The proper steps have been taken for the acquisition of the 101. E. Rapp Rd. OMD FMS replacement property site.

V. Staff Comments

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VI. PLAC Findings

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