

Public Lands Advisory Committee



Meeting Date: January 22, 2026
Time: 1:30 pm to 3:30 pm
Location: Virtual By Microsoft Teams

Committee Members Present: John Brown, Chair
Brady Ricks, EAM Real Estate Services Manager
Tracy Wilder, DOC Facilities Administrator
Mark Meek, State Senator
Thuy Tran, State Representative

Committee Members Absent: Joel Madsen, Land Use Planner

Staff: Robert Underwood, DAS

Presenters: Dick Duncan, ODFW
Joe Pfau, ODF
Shannon Ryan, DAS

Committee Administration
Chair John Brown called the meeting to order at 1:30pm.
Call for Public Comment – none.
Approval of minutes from July 2025 meeting – approved.
Property Acquisitions & Dispositions
<p>1. Oregon Department of Fish and Wildlife / Lincoln County Parcel – Disposal Presented by Dick Duncan, ODFW</p> <p>ODFW is exempt from requiring DAS approval for the sale of property but presented it to the PLAC to benefit from its input. ODFW purchased this 10-acre property on Hwy 34, 6 miles east of Waldport, in 2014 for \$330,000, with the intent to construct a public boat ramp. After public opposition the ramp was not built and Lincoln County has since been leasing the property for use as a park. The sale would transfer ownership to Lincoln County and continue its use as a park.</p> <p>The property was recently appraised for \$250,000, which is less than the purchase price due to the lost possibility of construction of a boat ramp. As the property is not supporting ODFW work the goal of the transaction is to pay off the Federal Sport Fish Restoration Grant which funded 75% of the purchase (\$230,000). Grant repayment will be 75% of the sale price. Lincoln county provided the remaining 25% of the purchase price partly using funds from the Marine Board, who have renegotiated their support with Lincoln County as part of this transfer.</p> <p>Discussion included:</p> <ul style="list-style-type: none">• Suggestion to include a right of first refusal or a reversion clause option if Lincoln County chooses to sell and there is not already a deed restriction to protect public use. ODFW will review the sale agreement and confirm.

PLAC recommendation: Report accepted with a recommendation this transaction move forward after confirmation that future public ownership is preserved.

2. Oregon Department of Fish and Wildlife / Denman Wildlife Area - Acquisition
Presented by Dick Duncan, ODFW

ODFW is preparing to purchase a former rail right of way that crosses the Denman Wildlife Area. ODFW has been discussing this transaction for 8-10 years and was unsuccessful in purchasing the entire property. ODFW and the owner have worked to adjust the property lines to separate the portion within the wildlife area from the remainder of the parcel. The portion within the wildlife area is now being purchased for \$111,150, funded by the US Fish and Wildlife Service Pitman Robertson Grant (75%) and ODFW funds (25%).

The transaction will protect the integrity of the wildlife area and prevent any future use of the parcel that might impact the goals of the agency.

Discussion included:

- Appraisal methodology and how it supports the transaction price, and congratulations to the agency for their work over an extended period to secure this parcel.

PLAC recommendation: Report accepted with a recommendation this transaction move forward as presented.

3. Oregon Department of Forestry / Newport Parcel follow up
Presented by Joe Pfau, ODF

ODF provided an update on the completed construction of the new regional facility in Newport, a project that was started in 2013 including attempts to co-locate with a variety of agencies until the current agreement with the City of Newport was identified in 2022 and executed in 2023. Construction was completed in 2025. The City provided a portion of the property and cash, with the department funding the remainder from bond sales.

Most of the space is for ODF equipment and office staff, including sleeping rooms, with the City of Newport having two bays for fire equipment, a small office space and use of a portion of the sleeping rooms. The facility is category 4 as a fire station but is not equipped as emergency operations center or shelter after an incident. The City of Newport fund maintenance costs in relation to the portion of the building assigned to their use but don't pay 'rent' as they funded their portion of the construction.

PLAC: thanked ODF for the presentation and shared appreciation for the quality of the concept, the construction and the outcome of a long-term project.

4. Oregon Department of Administrative Services / Dome Building Disposition preview
Presented by Shannon Ryan, DAS

DAS presented to the PLAC to seek guidance into the process for disposition of the Dome building, a historic landmark in Salem, part of the State Hospital grounds. The building is 67,000 sq ft, sits on 7-acres, and was recently appraised for \$5.2 million. A 2.5-acre parking area that supports the Dome building and Yaquina hall was also appraised at \$1 million. The building was the HQ of the Department of Corrections, but was vacated in 2022 and management transferred back to DAS. At that time a condition assessment showed \$6 million of systems upgrades needed, costed a structural retrofit to life safety standards at \$6 million and has been costing approximately \$50,000 a year in carrying costs.

The Dome was originally part of the North Campus of the State Hospital, which has been mostly demolished and redeveloped, including a park and housing. The historic district has been reduced to

only cover the Dome and must include a public interpretation area for the historic district. The department has previously tried to sell this parcel in 2013, 2017 and 2022 without success.

The department wants to structure an appropriate disposal strategy for this asset. The first step is the clearinghouse process, which has been completed before, but is required again. If the clearinghouse does not produce a buyer a broader public notice period would start. Due to the specifics of this asset, the transaction must take account of the historic preservation, plan approval by the City, and a viable budget for the support of the redevelopment and operation of the building.

Discussion included:

- Seismic retrofit costs to obtain occupancy and consideration if it is cost prohibitive to re-use this building. Consideration of the option of demolition of the building if it is not financially feasible to redevelop to provide more reuse options for the land.
- Future of plaque for Michael Franke will be coordinated with family.

Public Comment:

- Stephan Price, Dome Building Community Coalition, non-profit formed for historic preservation, community use and service, affordable housing for youth and seniors. Have been working to preparing a business plan and engage community and neighborhood associations on the project.
- Lisa Novak, grant writer for DBCC, looking to fund project through fundraising, grants and business plan to bring in revenue.

PLAC: Agree for DAS to return after clearinghouse and before broader marketing, and numbers for occupancy cost.

General Discussion

Discussion
None.

Adjournment
Meeting adjourned at 2:50 p.m.

Next meeting:

April 23, 2026

1:30 pm to 3:00 pm