

AGENDA

Public Lands Advisory Committee



Members

Vacant
Chair

Bill Hansell
State Senator

Phil Barnhart
State Representative

Thomas Sjostrom
Real Estate
Management

John Brown
Real Estate
Licensee

Sara King
Land Use Planner

Vacant
Executive Branch

Meeting Date: January 28, 2016

Time: 1:30 p.m. to 3:30 p.m.

Location: Department of Administrative Services
Mt. Mazama Conference Room
1225 Ferry Street SE
Salem, OR 97301

Call in Number: 1-866-377-3315 **Participant Code:** 9604566#

ITEM	PRESENTER	TIME	ACTION
A. Committee Administration			
1. Opening Remarks	Chair	1:30-1:33	Information
2. Approval of Minutes from the July 2015 meeting	Chai	1:33-1:35	Review / Approval
B. Property Acquisitions & Dispositions			
1. Department of Corrections (DOC)		1:35 – 2:35	Review / Approval
2. Public Testimony			
3.			
C. General Discussion			
1. Adjournment	Chair		Information

Next meeting:

Thursday, April 28, 2016
1:30 p.m. to 3:30 p.m.
Department of Administrative Services
Mt. Mazama Conference Room
1225 Ferry Street SE, Salem, OR 97301

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)
Property Transaction Review Summary
January 28, 2015 Meeting

Department of Corrections (DOC)
Powder River Correctional Facility

Transaction Type (check one): Acquisition Disposal

I. Proposed Real Property Transaction

- The Department of Corrections (DOC) has determined that a specific 96' X 360' parcel of land (currently attached to a larger 9.14 acre parcel) owned by Donald Thompson is wanted for current and future storage and parking used by PRCF (Powder River Correctional Facility).

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.
- The ODOC is interested in discussing the proposed purchase of a parcel of land attached to PRCF from Donald Thompson for current and future storage and parking for the facility.
- The property owner and ODOC have tentatively agreed that the property would be made available for purchase by the agency for \$.68/square foot (\$23,500.80). The agency has received a Letter of Opinion from Baker City Realty, Andrew Bryan, Principal Broker which places a dollar value for the property of \$25,000.
- Since the estimated fair market value for the property is less than \$100,000 a letter of opinion from a licensed real estate professional constitutes an Appraisal. ODOC is bringing the potential acquisition to the PLAC for review.

III. Background Information

- In August 2015 the agency received notification from Donald Thomson (adjacent land owner) that PRCF was storing equipment on their property. Upon investigation of the property lines, it was determined that PRCF was storing vehicles and equipment on the adjacent property. The institution does not currently have sufficient parking/storage available to them and do not have an adequate location to transfer the equipment to.
- Donald Thompson is in the process of subdividing his property and offered to sell the agency the strip of land that the institution is currently using.
- Baker County has confirmed that the land can be transferred as a property line adjustment.
- Donald Thompson has already completed a site survey for the property line adjustment.
- Donald Thomson has tentatively agreed to sell the land to the agency for \$.68/square foot (\$23,500.80).
- Andrew Bryan, Principal Broker for Baker City Realty has completed a letter of opinion for the agency estimating the fair market value for the property to be \$25,000.
- ODOC would like to proceed with the purchase of the land for current and future

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)
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parking/storage needs of the institution.
IV. Topics for PLAC Consideration.
<ul style="list-style-type: none">• Recommendation to proceed with the acquisition of the subject property for the purchase price of \$23,500.80.
V. Staff Comments
<ul style="list-style-type: none">•
VI. PLAC Findings
<ul style="list-style-type: none">•

Baker City Realty
Andrew Bryan, Principal Broker
1933 Court Ave
Baker City, OR 97814
(541) 523-5871

Oregon Department of Corrections
Christine Coleman, Facilities Business Manager
<address here>
(503) 378-5932

Christine,

As requested, this letter provides our professional opinion of the land value of the real property designated on the attached map (attached map was provided by Oregon Department of Corrections) as "Possible Sale to PRCI". According to the Baker County Assessor records, the parcel in question is owned by DONALD J THOMPSON, ET AL and was purchased as part of a larger transaction in 2013 for \$300,000. It is of note that the subject parcel does not currently exist, but would be a combination of a .33 acre parcel (Baker County Assessor Reference Number 13815, Map number 09S4008CD Taxlot #2801) and a 56' x 360' section of Baker County Assessor Reference number 15664 (Map number 09S4008CD Taxlot #2900. see attached platt map and Baker County Assessor Records). The resulting parcel would be 96' x 360', or approximately .79 acres in size.

The subject parcel is located between two larger operations: the Powder River Correctional Facility to the North and Bureau of Land Management Offices and low income housing to the South. The parcel is accessed from 11th Street. Currently 11th Street is not a paved and/or maintained street where it runs past the subject property and currently is a single lane dirt road that serves as rear access for Commercial Uses on neighboring 10th Street. Its location and access attributes indicate that this parcel has low potential value for any parties other than those located to the North and South.

The Baker County Market is small and there are relatively few sales in a given year. Anecdotally there has not been significant change in commercial land values in recent history. To complicate things, many commercial transactions are completed outside of the local MLS system and are therefore extremely difficult to track with a low confidence factor due to the unreliability of interviews with parties to the transactions. Extensive searches of the local MLS (RMLS) indicate less than 10 sales of vacant commercial land. We expand the search parameters to include industrial land sales, but they have been given little consideration due to the difference in zoning.

Given the above discussion, it is our opinion that the piece of property has a land value of \$25,000. If you have any questions regarding this letter or any information contained therein, please do not hesitate to contact us. Thank you for your time and your business.

Regards,

Andrew Bryan
Baker City Realty, Inc
Principal Broker
(541) 523-5871