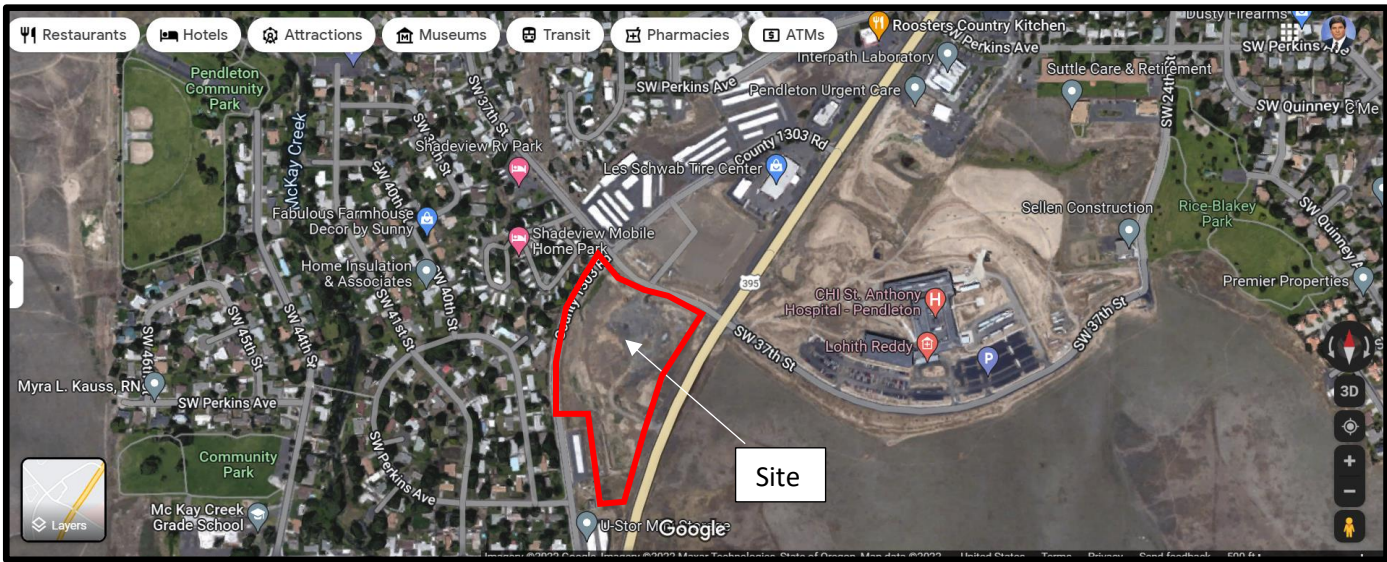
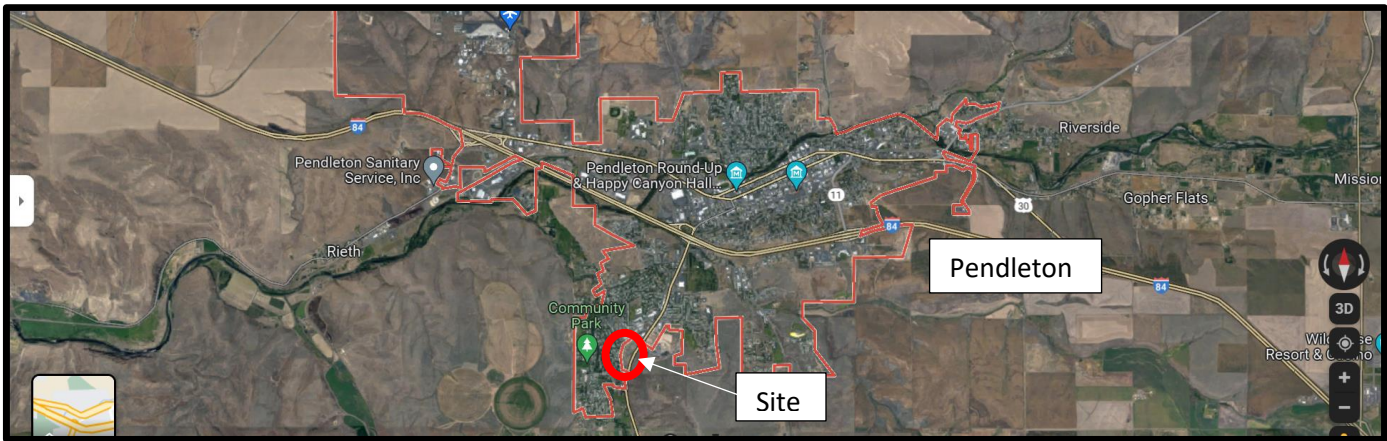


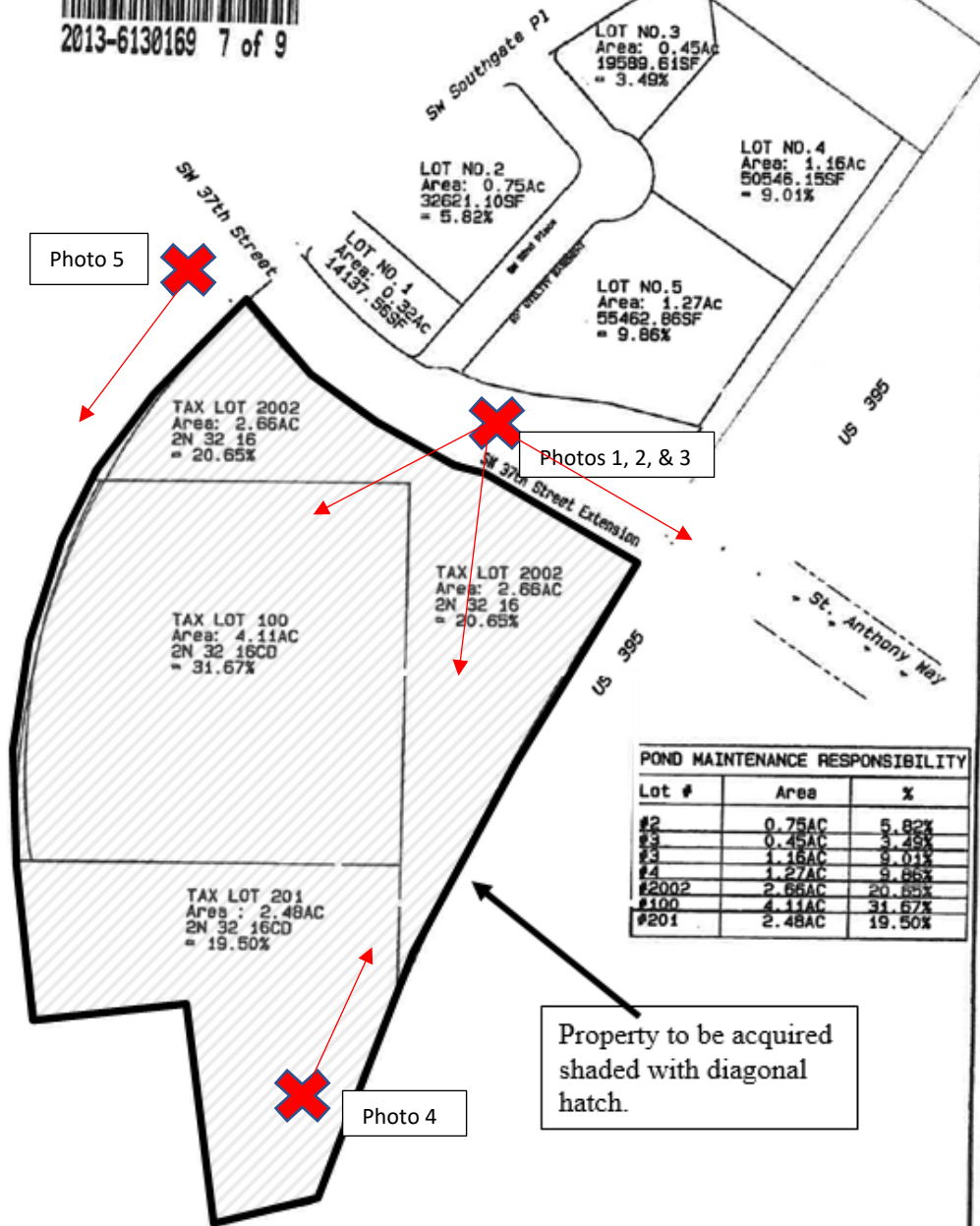
PLAC Meeting July 28, 2022

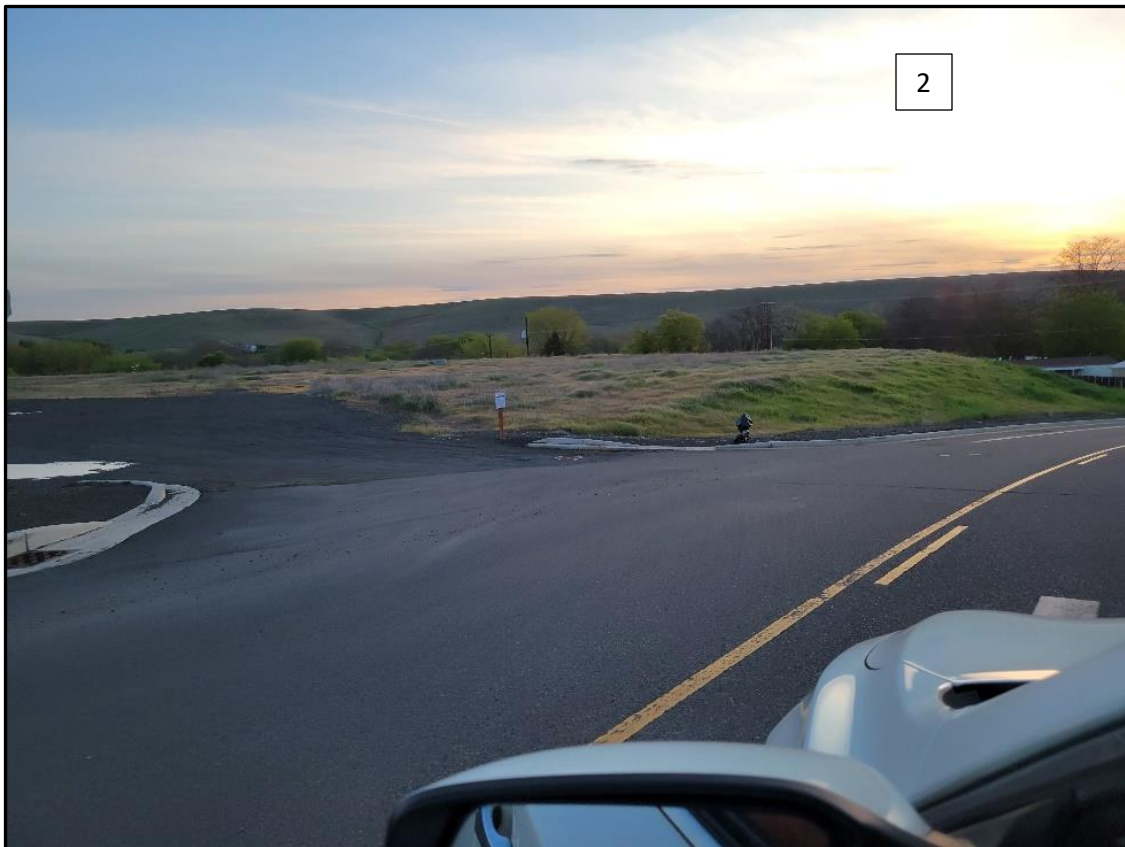
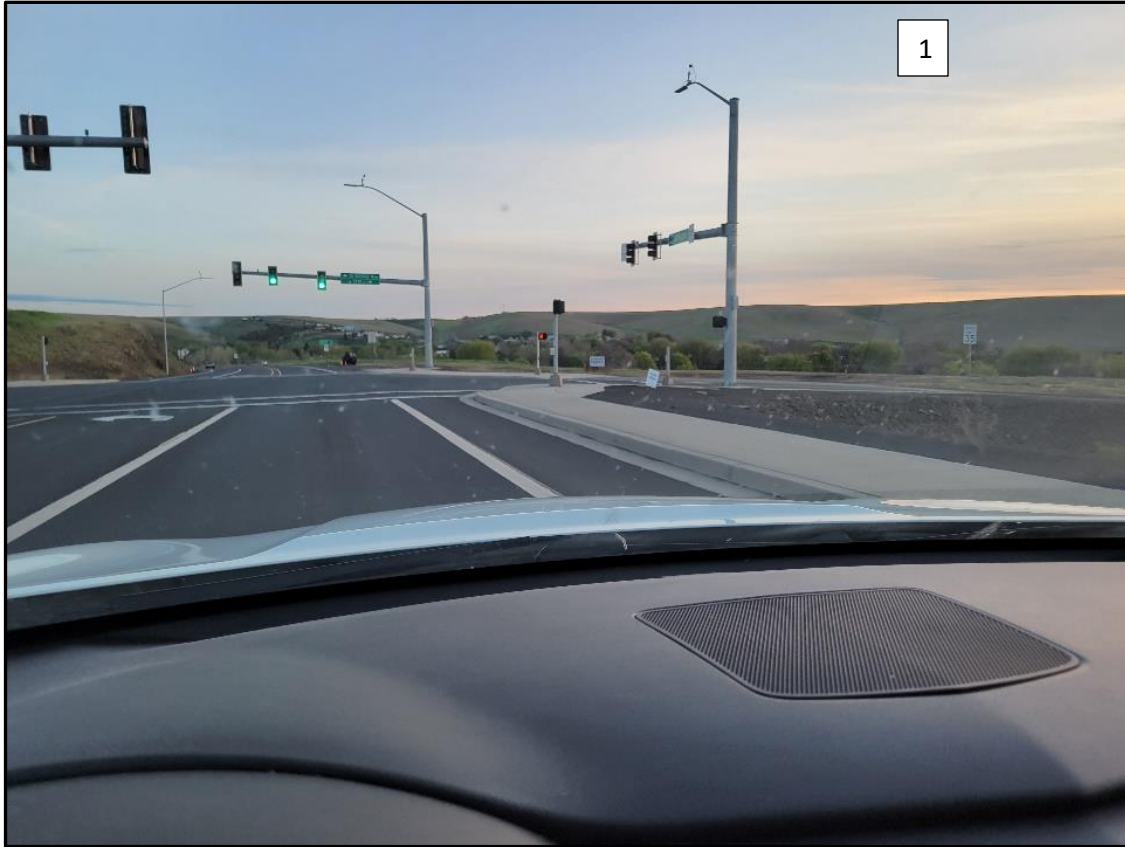
ODFW Purchase of land for new (replacement of physically and functionally obsolete) field office in Pendleton, Oregon

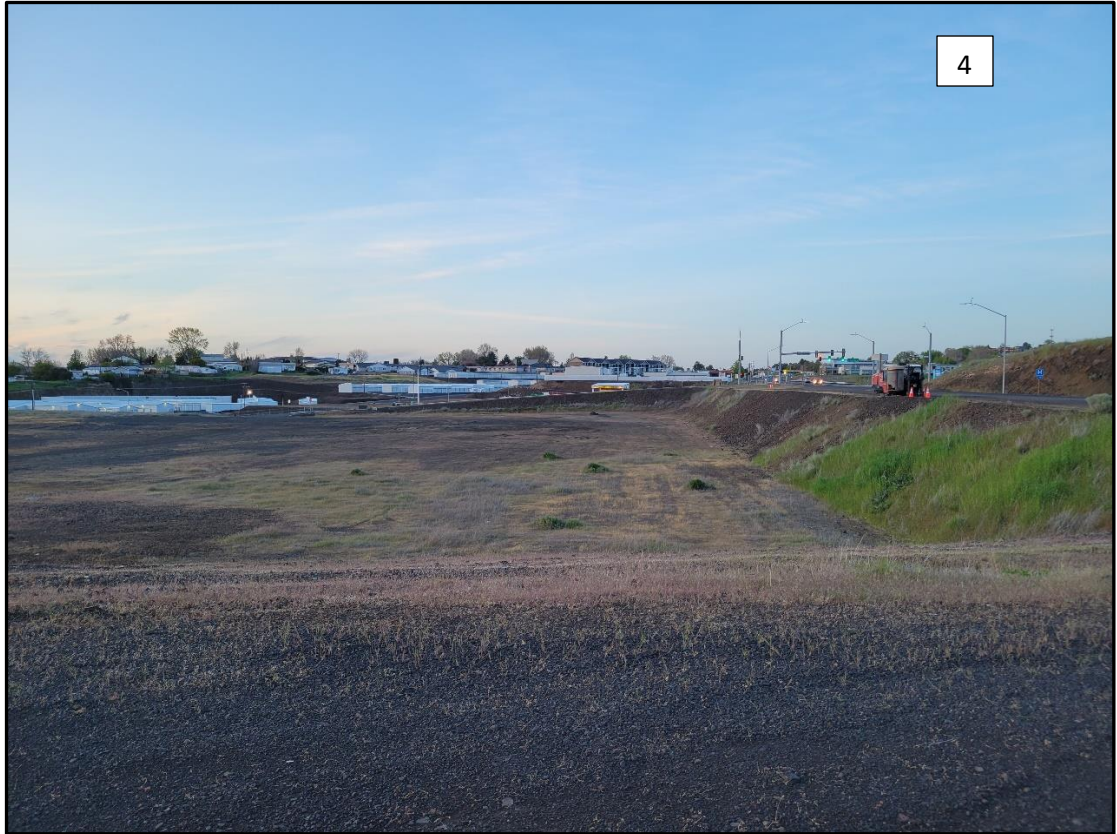
9.25 Acres

\$550,000

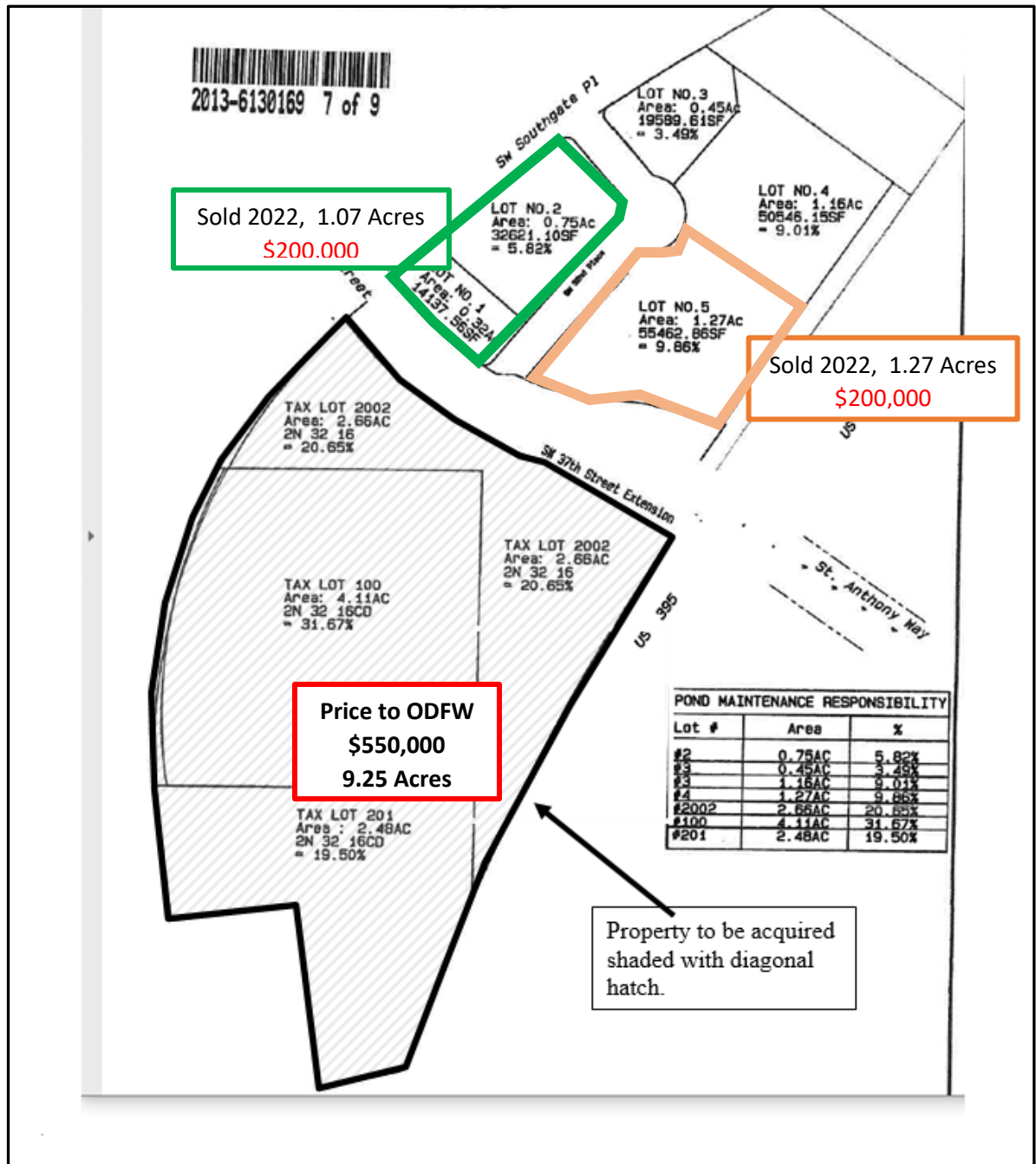












- Transaction is scheduled to close on or before September 30th.
- Umatilla County's ASSESSED valuation of the property is \$1,002,840.
- Purchase price is \$550,000
- MAI APPRAISAL has been ordered and is due prior to September 1st.
 - Language in PSA states that if appraised value does not equal or exceed the purchase price, transaction will automatically terminate (see below).
 - A complete copy of the fully executed Purchase Agreement is attached hereto.

2. **Value of the Property and Purchase Price.** Seller understands that Umatilla County values the Property at \$1,002,840.00. Seller intends to sell the Property to Buyer at a discount, and further intends for such discount to be treated as a charitable contribution. The fair market value of the Property (the "Value") shall be established by an appraisal, to

Page 1 of 20: Purchase and Sale Agreement: ODFW Pendleton Southgate Property

be ordered and paid for by Buyer (the "Appraisal"). Buyer shall order the Appraisal as soon as practical, but not later than thirty (30) days from the Effective Date, and Buyer will deliver a copy of the Appraisal to Buyer within three (3) business days from receipt of the Appraisal by Buyer. Buyer shall pay the purchase price of \$550,000 ("Purchase Price") in cash or cash equivalent acceptable to Seller, at Closing, and any amount by which the Value exceeds Purchase Price shall be contributed by Seller to Buyer as a charitable contribution. If, however, the Value is less than \$550,000, then this Agreement shall automatically terminate without need for any further action by either party.

- Neither ODFW nor DOJ have identified any significant issues with the property title (Copy of the Preliminary Title Report is attached).
- ODFW has hired an engineering firm to assess the subsurface conditions of the site (including load carrying capacity). Results will be available prior to PLAC meeting date.
- A Phase 1 Environmental Site Assessment was completed on June 30, 2022. No issues were noted. (Copy of the Environmental Site Assessment is attached)

Conclusions and Recommendations

This Phase I Environmental Site Assessment did not reveal evidence of Recognized Environmental Conditions in connection with the subject property.

- The entire site is zoned C-3 (Service Commercial), which specifically allows "Governmental...use or structures" (as well as "General Business and Personal Services" and "General Offices").
- Funding for the purchase is from state-issued deferred maintenance bonds. No federal funds are involved.
- Both the Oregon Department of Forestry and the Oregon Department of Water Resources have inquired about the potential to become tenants in a new office in Pendleton or to co-locate stand-alone buildings on a site that ODFW might acquire.
- ODFW is therefore requesting PLAC approval for this purchase contingent upon the appraised value being at, or in excess of, the purchase price.