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.
• 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.