

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)
Property Transaction Review Summary
April 28, 2022, Meeting

Oregon Department of Forestry
Toledo Unit Office Relocation Project – Property Acquisition

Transaction Type (check one): ☒ Acquisition ☐ Disposal

I. Proposed Real Property Transaction (if the transaction is an acquisition, please include a description of the intended use of the property): <ul style="list-style-type: none">• New property acquisition for the relocation of the Oregon Dept. of Forestry's (ODF) West Oregon District's (WOD) Toledo Unit Office Facilities.• The purpose of this project is to replace the aging ODF Unit Office Facilities Compound located in Toledo. The current ODF facility, built in the late 1930's and early 1940's, was originally built on sloped ground that is considered unstable due to geological/seismic risks, and not adequate for long term use due to existing constraints and future programming needs.• Along with the possibility of slope failure, a narrow one-way access, and increased maintenance costs; this facility has exceeded its useful service life and is in need to be relocated to ensure that the Unit Office is properly positioned to meet current and future mission readiness needs.• This project would allow co-location with City of Newport Fire Department. The fire department would be ODF's tenant via long-term lease agreement. The value of the city property being transferred would partially offset the construction costs for the increased space constructed for the fire department. This allows the city to replace their current Agate Beach Station 3400, originally built in 2003 as a local contractor's office and shop space.• Key goals of the ODF Toledo Unit Facility Replacement Project are:<ul style="list-style-type: none">○ To replace outdated building infrastructure and systems;○ To provide a healthy and safe environment for the building's occupants and users;○ To meet the modern business needs of the Department;○ To provide a facility to accommodate future missions and growth within the agency;○ To provide a geologically sound facility outside the tsunami inundation zone and away from other geological hazards to help provide first responder support to the affected area in the event of a Cascadia Subduction Zone event.
II. Reason for PLAC Review (include what the agency is requesting from the PLAC): <ul style="list-style-type: none">• In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.• Guidance on the determination of the fair market value, and negotiations with the landowner.
III. Background Information <ul style="list-style-type: none">• See attached ODF Memo.• See attached City of Newport Property Appraisal.• See attached Mitchem Investments Property Appraisal.• See attached Proposed Property Adjustments Map.• See attached executed memorandum of understanding #1.• See attached executed letter of intent.

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IV. Topics for PLAC Consideration.
<ul style="list-style-type: none">•
V. Staff Comments (agency comments that are not already included and DAS staff comments):
<ul style="list-style-type: none">•
VI. PLAC Findings (Summary of Committee findings, to be completed by DAS Staff):
<ul style="list-style-type: none">•