

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)

July 28, 2022 Meeting

Oregon Military Department

Sale of Silverton Armory Property Site

Tax lot # N54 30E 125.00 12400, Agency Parcel # 41C15 SILVERTON ARMORY

I. Proposed Real Property Transaction (Building and Land Disposition)

This block should include:

- Property size is 0.29 acres with an improvements.
- Location – 306 South Water Street, Silverton, Marion County. County Assessors map tax lot number 12400, N54 30E 125.00.
- Basic building features includes a 24,066 square feet office building, approximately 97 years in age, condition is fair to good, purpose could be used as community center or commercial enterprise.

II. Reason for PLAC Review

Agency is not exempt from ORS 270 on land disposals, and the property has been appraised and the value is above the \$100,000 threshold. In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the disposal of this property.

III. Background Information

Include in this area:

- Date of purchase was 1925.
- Current use is community center and previous agency use was as an Armory.
- Zoning and permitted uses is DC (Downtown Commercial)
- Access to property is by South Water Street with no nearby major cross streets.
- The subject property is located in a commercial/retail/entertainment area, with mixed public use and nearby residential.

(Photo/map attached).

The property is improved with a Concrete wall building(s) constructed in 1925. The building(s) footprint is 10,200 SF. The property is now used as the city of Silverton community center. According to the appraisal report, the property has the following values:

As Is: \$880,000.00 AS FEE SIMPLE

Building age is approximately 97 years old, is in fair to good condition, was used as an Armory, and is currently listed on the historic registry.

Agency has not managed the building since 1992. The city of Silverton has maintained the building in acceptable to good condition with several non-profit agencies and city government using the facility.

Agency has received indication from the YMCA as an interested party.

IV. Topics for PLAC Consideration.

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Agency would like to update and consult with the Committee on:

- 1) The approach Agency has taken/will take in marketing this small property.
- 2) Recommendations for marketing strategies and bettering return on investment on this and in future property sales.

V. Staff Comments.

VI. PLAC Findings.

Attachments: Property Photos, Tax lot map, Aerial Photo *with property outlined*, etc
Staff Comments