

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)

Goodwin Property, Summary

October 26, 2023 Meeting

Oregon Department of Fish and Wildlife

Goodwin 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">• ODFW will acquire, with funds from the Willamette Wildlife Mitigation Program and Bonneville Power Administration, approximately 40 acres of land in Lane County adjacent to ODFW’s Fern Ridge Wildlife Area (see attached maps).• The acquisition will provide connectivity between multiple other federally and state protected conservation areas, habitat for various species and some public access for recreation.
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.
III. Background Information
<ul style="list-style-type: none">• ODFW has been working on this acquisition for the past three plus years, but issues with the property line adjustment have delayed closing.• The agency is acquiring an existing parcel of land, but the property line between the parcel being acquired and the parcel being retained by the seller needed to be rotated 90° to provide the seller with the land it wanted to retain which is used as pasture for horses.• Public outreach has not yet occurred, but other acquisitions in this area have been well supported by the public and elected officials.• The property is adjacent on two sides to other land currently owned by ODFW and other property currently being acquired by ODFW.• All costs of acquisition, including closing costs, will be funded by the Willamette Wildlife Mitigation Program, which has provided funds for closing various other property in the immediate area.<ul style="list-style-type: none">○ Cost of the land acquisition is \$320,000.00 as established by a UASFLA compliant (yellow book) appraisal dated August 21, 2023• DOJ has reviewed the purchase agreement, title report, and other documentation and there are no major concerns. That PSA anticipated closing by September 30 of 2022, which did not occur. That agreement has not been updated pending county approval of the property line adjustment and BPA approval of the price increase between the first (2020) appraisal and the 2023 appraisal. Sellers are still willing to sell, and the agreement will be rewritten as soon as the plat is recorded (it received county approval approximately 30 days ago and will be finalized within the next 30 days). BPA has indicated that the price increase will not be problematic.• Environmental Site Assessments for properties acquired through this program are performed by the Bonneville Power Administration prior to closing. No concerns

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