

# Public Lands Advisory Committee

<b>Meeting Date:</b>	January 25, 2024
<b>Time:</b>	1:30 pm to 3:30 pm
<b>Location:</b>	Virtual By Microsoft Teams
<b>Committee Members Present:</b>	John Brown, Chair Thuy Tran, State Representative Brady Ricks, EAM Real Estate Services Manager Tracy Wilder, DOC Facilities Administrator Sara King, Real Estate Management (arrived late)
<b>Committee Members Absent:</b>	Mark Meek, State Senator
<b>Staff:</b>	Robert Underwood, DAS
<b>Presenters:</b>	Ladd Whitcomb, OPRD Robert Underwood, DAS Nick Myatt, ODFW Dick Duncan, ODFW

## Committee Administration

Chair John Brown called the meeting to order at 1:30pm.

Call for Public Comment – a member of the public attended to comment on item 1 and gave testimony at that time.

Approval of minutes from October 2023 meeting - approved.

## Property Acquisitions & Dispositions

### 1. Oregon Parks and Recreation/North Santiam – Transfer Presented by Ladd Whitcomb, OPRD

OPRD presented a proposal to transfer North Santiam Park, an OPRD property, to Marion County with no charge, but with restrictions requiring the continued operation as a public park or a reversion of ownership to OPRD.

OPRD operations at the property cost around \$200,000 per year to provide 9 primitive campsites that produce revenue of about \$50,000, resulting in an operating loss. Marion County have other parks nearby and have been able to incorporate this park into their existing management operations during the past 2 years through an intergovernmental agreement.

The value of the park is estimated at \$1.2 million, which limits the option for a sale to Marion County, but OPRD will see a benefit from avoiding an operating loss and the nature of the transfer allows the inclusion of the requirement for continued park operations. Marion County plan to make upgrades and improvements to this recreation amenity for the public and to increase revenue to support operations.

Scott Bassett provided written and in person testimony.

Mr. Bassett shared concerns that OPRD has not met rule requirements for this transaction and does not have appropriate legislative approval. Mr. Bassett has been a frequent user of this park for 40 years. Mr. Bassett suggested that OPRD leadership has been misrepresenting this transaction to avoid meeting standards for the decision to transfer a park that has been in the system for 90 years and will change the face of state parks. Mr. Bassett feels that the department has not shown that this transaction is an overwhelming public benefit.

Discussion included:

- Evaluation of County management of park by OPRD, visibility of park online.
- OPRD use of resource savings to increase support of Detroit Lake State Park.
- Monitoring of County management over time through management plan.
- Other parcels that have been transferred by OPRD to local management.
- Statutory authority of OPRD Commission for real property management, and status as an other funds agency.
- OPRD Commission and DOJ review of Mr. Bassett's comments at earlier meeting.

**PLAC recommendation:** Report accepted with a recommendation that OPRD continue with the transfer to the County.

**2. Oregon Dept. of Fish & Wildlife / Oregon Dept. of Administrative Services / Redmond - Interagency Presented by Nick Myatt, Dick Duncan and Robert Underwood**

DAS presented background on the acquisition of the parcel during the pandemic for potential emergency support uses and the change in need and existence of alternative warehouse locations that has now made this parcel available for another use.

ODFW shared their current regional facilities and the misalignment with the agency need in both condition and location. The proposed new location would consolidate multiple offices into one that is in a more suitable location for agency and public use. The agency has a mix of funds available for the purchase and development of the facility.

The agencies have agreed a price and transaction timeline with the intention to close within 2024.

Discussion included:

- Plans for capital improvement funding and savings on building lease and operating costs.

**PLAC recommendation:** Report accepted with a recommendation for DAS to continue with sale of property to ODFW.

### General Discussion

#### Discussion

Chair expressed appreciation for staff bringing updates on how transactions reviewed by the committee are completed.

#### Adjournment

Meeting adjourned at 3:30 p.m.

### Next meeting:

April 25, 2024

1:30 pm to 3:00 pm