

PUBLIC LANDS ADVISORY COMMITTEE (PLAC)

Property Transaction Review Summary

January 25, 2024 Meeting

Department of Administrative Services

Department of Fish and Wildlife

Redmond Industrial Land Interagency Transaction

Transaction Type (check one): Acquisition Disposal

I. Proposed Real Property Transaction:
<ul style="list-style-type: none">• Interagency transfer of a DAS owned industrial parcel in Redmond to ODFW.• Transaction value of \$1,250,000 is based on DAS acquisition, holding and management costs.
II. Reason for PLAC Review:
<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">• In May 2021 DAS purchased a 3.86-acre parcel of industrial land in Redmond Oregon for \$1,092,832 as a potential location for an emergency response facility near to Redmond Airport.• No development has been approved on this parcel in the intervening two and a half years, and other options for emergency facility locations exist nearby in Redmond including 20-acres owned by the Oregon Military Department.• ODFW has a need for new facilities in central Oregon and have been approved to consolidate into one newly constructed location.• This parcel allows both office and light industrial use to suit the mix of office and shop space needed for ODFW operations, and is in a good location for public and staff access.• An appraisal is underway, which will support ODFW applications for grant funding, but will not be the basis for pricing.
IV. Topics for PLAC Consideration.
<ul style="list-style-type: none">• Advice regarding the transaction; any matters Committee recommends DAS or ODFW take into consideration.
V. Staff Comments:
<ul style="list-style-type: none">•
VI. PLAC Findings:
<ul style="list-style-type: none">•

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**Department of Parks and Recreation
North Santiam Transfer to Marion County**

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):

- Transfer North Santiam State Recreation Area to Marion County

II. Reason for PLAC Review (include what the agency is requesting from the PLAC):

- Despite being an exempt agency under OAR 125-045-0211(2)(f), OPRD is requesting PLAC review as we are considering a zero-dollar transfer of OPRD property to Marion County.
- In compliance with ORS 270.100(5) OPRD sought DAS approval for this disposition of public land as the transfer would be less than the presumed fair market value.

III. Background Information

- The North Santiam State Recreation Area (North Santiam) is outside the Detroit Management Unit’s normal “run” and has been burdensome for OPRD to operate and maintain. OPRD and Marion County entered into an IGA on January 1, 2022 for Marion County to operate and maintain this property for the public good.
- Marion County’s operation of North Santiam has been a success. The county has found operating North Santiam fits in well with the objectives of their park system, OPRD has found that the manhours used operating and maintaining North Santiam can be used more efficiently elsewhere in the Management Unit, and the feedback from the recreating public has been largely positive.
- To afford Marion County a sense of security in making capital improvements to this parkland, OPRD wishes to transfer North Santiam to Marion County in fee title instead of continuing their operation and maintenance under an IGA.
- Although OPRD is a state agency we have structured zero-dollar transfers to political subdivisions of the state in accordance with ORS 271.330 in the past, as it seems appropriate and equitable. For the proposed transaction, the transfer deed will contain restrictions requiring this parkland be used for public purposes and any violation of this restriction will trigger a reversionary clause, by which the property will revert to OPRD ownership.

IV. Topics for PLAC Consideration.

- North Santiam is to remain a place for public recreation. The transition from OPRD ownership and operation to Marion County operation to Marion County ownership and operation is being handled to appear relatively seamless to the recreating public.
- This transfer will be a win-win-win. OPRD will win in that the operational/financial burdens will be lifted. Marion County will win by incorporating this into their “run” of nearby parks (North Fork, Niagara, Packsaddle, Minto), sharing operational resources, and becoming profitable. The recreating public will win by having Marion County

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<p>investments creating an even better recreational experience.</p> <ul style="list-style-type: none">• According to the Marion County assessor's office, North Santiam has an estimated fair market value of approximately \$1.2M. If this price tag were attached to this transfer, Marion County would not be in a position to acquire this property and OPRD would continue investing resources with little return. Marion County's operation of North Santiam is expected to better serve of the public good.
<p>V. Staff Comments:</p> <ul style="list-style-type: none">•
<p>VI. PLAC Findings:</p> <ul style="list-style-type: none">•