

**PUBLIC LANDS ADVISORY COMMITTEE (PLAC)**  
**Coquille Valley Wildlife Area (ODFW) Acquisition of 528 Acres**

**Meeting Date: January 23, 2025**

*Oregon Department of Fish and Wildlife*  
*Coquille Wildlife Area Addition 528 Acres*

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):**

- ODFW proposes to acquire a total of 528 acres of land in Coos County adjacent to the existing Coquille Wildlife area (see attached maps).
- Estimated cost of the acquisition is approximately \$3,168,000 (\$6,000/acre).
  - Final cost will be determined by a yellow book appraisal. An appraisal contract has been issued by ODFW.
- The acquisition will be added to the existing Coquille Valley Wildlife Area (CVWA), expanding CVWA’s total acreage from the current 696 acres to 1,224 acres.
- The goals of the acquisition are to:
  1. Protect, enhance and restore tidally influenced wetlands, riparian lands, aquatic habitats and uplands for the benefit of fish and wildlife,
  2. Manage habitat consistent with ODFW’s mission and compatible with neighboring land uses,
  3. Provide public fish and wildlife oriented recreational and educational opportunities, and
  4. Promote tribal access to traditional foods and resources.

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

- In compliance with ORS 270.120 (6), the PLAC shall advise Agency and DAS on the acquisition of this property.

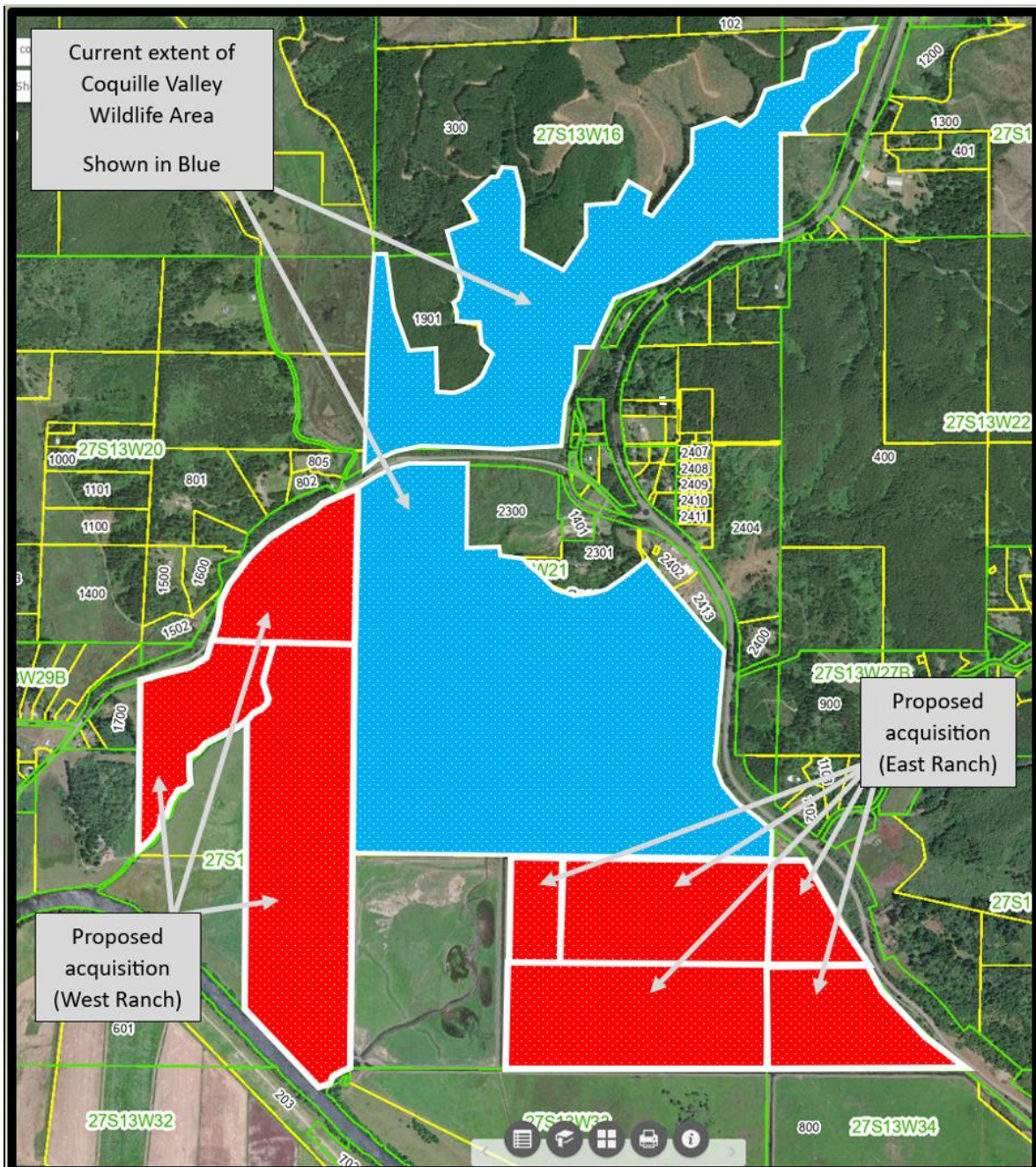
**III. Background Information**

- The two parcels which comprise this property are adjacent to the existing CVWA (see map below).
- The property was acquired by the Bridges Foundation in 2022 in order to preclude acquisition by private interests for non-conservation purposes. Bridges does not have the capacity for long-term management, and its intent was always to transfer the property to a permanent conservation owner.
- The Nature Conservancy (TNC) provided approximately \$1,320,000 as donated funds to assist in the 2022 purchase.
- The balance of the 2022 purchase was financed with a conventional loan.
- ODFW proposes to acquire the land from Bridges.
  - The \$1,320,000 donation from TNC will remain in place.
  - A grant from the National Oceanic and Atmospheric Administration (NOAA) in the amount of \$2,123,667 has been authorized and is being finalized in the federal grant system. This will fund the balance of acquisition costs, due diligence by ODFW (appraisal/title/environmental assessment/survey), as well as pay off the existing loan and reimburse Bridges for its holding costs.

**PUBLIC LANDS ADVISORY COMMITTEE (PLAC)**  
**Coquille Valley Wildlife Area (ODFW) Acquisition of 528 Acres**  
**Meeting Date: January 23, 2025**

- Local and state officials are aware that ODFW is pursuing the acquisition.
- This property has historically been used for grazing. ODFW intends to continue to manage the property as “working lands” inclusive of a grazing or forage removal (haying) component, which purpose can be accomplished in conjunction with the conservation goals.
- The lands will be managed under the existing Coquille Valley Wildlife Area Management Plan.
- A preliminary title report is attached as part of these review materials.
  - The report contains a number of access easements.
    - ODFW will work with the title company to release as many of these easements as possible, but none are likely to significantly affect ODFW’s ability to manage the property as proposed.
  - The properties are subject to mineral rights reservations (attached to these review materials).
    - ODFW has contacted the Oregon Department of Geology and Mineral Industries (DOGAMI) and Department of State Lands (DSL) to determine the likelihood (from a regulatory standpoint) that these rights would ever be exercised.
    - ODFW believes that even were the rights to be exercised, the covenants in the reservations, which prohibit surface exploration and mining and require protection of freshwater resources and restoration of the property, would likely be sufficiently protective of ODFW interests.
    - A representative of the mineral rights holders has proposed that ODFW purchase the mineral rights. ODFW does not have funding to purchase mineral rights.
    - The NOAA grant proposal did not include continuance of these mineral rights, and ODFW is currently in conversation with NOAA to determine whether their continuance will affect the grant.
      - In the event that NOAA is unable to fund with the reservation in place, TNC’s \$1,320,000 donation will remain in place and ODFW will pursue acquisition of only approximately 200-250 acres of the property (West Ranch) with the existing TNC funding. The mineral rights reservation would likely remain in place on those 200-250 acres to be acquired by ODFW. The Bridges Foundation would likely then market the remainder to outside parties.

**PUBLIC LANDS ADVISORY COMMITTEE (PLAC)**  
**Coquille Valley Wildlife Area (ODFW) Acquisition of 528 Acres**  
**Meeting Date: January 23, 2025**



- Parcels to be acquired shown in RED (West Ranch and East Ranch)
- Existing Coquille Valley Wildlife Area shown in BLUE
- Parcels to be acquired if no NOAA funding identified as “West Ranch”

**PUBLIC LANDS ADVISORY COMMITTEE (PLAC)**  
**Coquille Valley Wildlife Area (ODFW) Acquisition of 528 Acres**  
**Meeting Date: January 23, 2025**

- The agency is working closely with DOJ on the legal aspects of the transaction (e.g., purchase agreements, title review, etc.). The significant terms of the acquisition are not in question, but ODFW and DOJ are focused on minimizing any and all risks to the State. Aside from the mineral rights, no major issues have arisen to date.
- The proposed timeline for the acquisition is as follows:
  - August 2024-March 2025: Due Diligence completed (e.g., yellow book appraisal, survey).
  - February 2025: First progress report submitted to NOAA.
  - May 2025: Baseline Documentation Report completed.
  - April 2025 - June 2025: Oregon Fish and Wildlife Commission review.
  - September 2025: Oregon DOJ provides final due diligence review.
  - January 2026: NOAA completes final due diligence review.
  - February 2026 - March 2026: Purchase closes.
  - April 2026: Final project documentation complete.

**IV. Topics for PLAC Consideration.**

- General review of the transaction.

**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):**

- ODFW requests a PLAC recommendation to proceed with the purchase of the 528-acre parcel with funding provided by TNC and NOAA.
- ODFW further requests that PLAC recommend that ODFW proceed with purchase of approximately 200-250 acres of the property with only the TNC donated funds in the event that NOAA is unable to fund its portion due to the mineral rights reservation.