

STATE OF OREGON

2006 PUBLIC LANDS ADVISORY COMMITTEE LAND REPORT

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H – PLAC Meeting Minutes

I – The Gartrell Group Reports

1. EXECUTIVE SUMMARY

The Legislature and Governor both initiated inquiries into how much land was owned by the State, and how much might be surplus and available for disposal, and asked DAS to investigate. This report summarizes the results of our investigation.

The State of Oregon owns and manages approximately 1.9 million acres of land, as well as 800,000 acres of submerged and submersible land underlying state navigable waterways and the Territorial Sea. Nineteen agencies have statutory authority to own land, and there are 14 separate statutes pertaining to State land sales.

State policy requires that:

The State of Oregon will hold in state ownership no more real property than is necessary to conduct official business, with allowance for reasonable foreseeable demand of the future.

Background

More than two years ago, this process commenced with an assumption that the State of Oregon owned large amounts of excess or surplus land which, if sold, could provide revenue to the General Fund. That assumption has not been shown to be correct. There is in fact no 'surplus' land currently identified which would result in revenue that would go back to the general fund. When State owned land is sold, it generates revenues that go, for the most part, to specified statutory funds, or back to the original provider of funds.

It was at the suggestion of the Legislative Assembly as well as DAS Executive Staff to engage the Public Lands Advisory Board in an investigation to discover how much land is owned by the state and how much of that land is surplus. A review process was initiated by asking the major land-owning agencies to respond to a series of questions to attempt to discover the land management practices, land sale practices and processes for determining what lands are declared as surplus

Discoveries

The majority of all State land is owned by six (6) agencies.

Department of State Lands - 770,000 acres (not including their underwater acreage).

Department of Forestry - 658,000 acres.

Department of Transportation – 167,380 acres (not including the right of way for I-5 and I-84).

Department of Fish & Wildlife - 150,000 acres.

Department of Parks & Recreation and State Fair and Expo - 96,000 acres.

Oregon University System - 51,000 acres.

The remaining 14 agencies, including DAS, control about 9,500 acres.

- The State of Oregon has a large and diverse inventory of state-owned lands supporting a wide variety of state provided programs and services and managed by Agencies with very different and specific missions.
- Current law is not a particular problem. While there are 14 different statutes pertaining to State land sales, they don't prevent or hinder State land sales. A long term goal, however, would be to harmonize those statutes.
- There can be improvements in the process of identifying surplus parcels, the land sales process and methodology itself, dealing with lower value lands, uneconomic lands, and more.

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- There are small and large fixes. These are, for the most part, not in statute or rule, but in procedure within the various agencies.
- In the future there will be increased pressure on all land owning agencies to evaluate land assets and to dispose of property that is not needed.
- State land sales have resulted in a large number of parcels, both large and small, being returned to private ownership and thus to the property tax rolls. There has been slow but steady progress, which is having a positive impact on County revenues.

Recommendations – Land Management Practices

- **Training.** Implementation of employee training opportunities in property and real estate management; membership in professional organizations and certification of land managers, e.g. SRWA, CPM, CCIM, MAI, or other, especially for larger land owning agencies and those with active land transactions departments.ⁱ Further, experienced property management professionals in each agency should be encouraged to share their knowledge and experience with other agencies, possibly through the Statewide Land Managers forum.
- **Identify unused portions of ‘in-use’ property.** Implementation of a standardized land unit system may also assist in identifying smaller portions within large ‘in use’ tracts that may be available for disposition. An example of this is when an agency has a 40 or 100 acre tract, but only occupies and uses 10 or 20 percent of the parcel. All of it is called ‘in use’, but in actuality a large percentage might be disposable. What can assist agencies in identifying and targeting those parcels?ⁱⁱ
- **Biennial query of underutilized parcels.** Identify those parcels held for future use or other underutilized parcels thru the State Land Inventory database (SLI). By regularly and consistently requesting info from agencies on their ongoing plans for such parcels, during the biennial reporting process to the Public Lands Advisory Committee, agencies can be encouraged to look at their own intentions, and suggestions can be made for possible interim uses. An example of an interim use would be leasing unused property to a private entity or another agency.
- **Generate revenue from underutilized parcels.** The individual agency may qualify to earn revenue off the parcel by leasing it out to a lessee or tenant. Leasing out State owned land puts it back into the tax base. It also gets an oversight function on the land, and reduces trespass, as well as reducing staff administrative costs for land management. This example was demonstrated by DoC in the two parcels held for future prisons in White City and Junction City..ⁱⁱⁱ

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Recommendations – Land Sales

- **Sales of low value parcels.** Through the State Land Inventory database (SLI) and in cooperation with the agencies, develop a method to identify those parcels that are, for whatever reason, too expensive to sell or have no economic market, for which non-traditional buyers might be sought. Examples of an interested party might be: a trust such as the McKenzie Trust, Nature Conservancy, Trust for Public Lands, etc., or a quasi-public body.
- **Using outside brokers to market a parcel.** Establish a point at which an Agency can and should use the services of a professional real estate broker to handle their real estate issues. Just as a point of note, the State of Colorado requires all state agencies when leasing or purchasing, with limited exceptions, to utilize contracted real estate brokerage services in nine Colorado counties, including the seven-county Denver area. See details in CRS 24-30-1303 or web site: www.colorado.gov/dpa/dfp/sbrep/rephome. The contracted brokers are Grubb & Ellis, and the Staubach Company.

Recommendations – Process

- **Revive the Statewide Land Managers meetings and hold regular meetings:** Many of these recommendations can be addressed in that forum and can be coordinated with all land-owning agencies. This group has a very different orientation from the Central Facilities Planning Committee, although most agencies, due to small size, combine both land and facilities functions in one person. This is where ideas can be exchanged; ‘thinking outside the box’ can be encouraged, etc., and does not require legislative action.
- **Streamline the process of identifying and valuing low value parcels.** Look at identifying ways to quickly and effectively valuing and processing ‘slivers’ of land – those parcels which, by themselves, are not a legal lot size, or are inaccessible, or landlocked, or have other features giving them little or no market value. We want to reduce the administrative and staff costs of identifying and valuing these parcels, and get them off the books at the lowest cost to the agency. This may mean modifying agency rules and even statutes and may be an agency by agency issue. What professional real estate methodologies might apply here?
- **Establishing a value.** Establishing a value on small, low value parcels has always been an issue. It’s very difficult to justify spending an appraiser’s fee to establish value on a low value parcel. The costs of the sale often exceed the return and don’t make a good business case. Investigate statutory change to allow using County Assessor’s values instead, or a broker’s opinion of value, to meet requirements of ORS 270.100(1)(c). County Assessors don’t often put assessed values on public lands. If they did, agencies could use those values to expedite the sale of small parcels.
- **Sales on the internet.** Investigate the feasibility of using the DAS Surplus Property methodology, which uses EBay to market and sell small (value \$500 - \$1,500) items.
- **Update the definitions for lands – surplus, in use, & in reserve** to accommodate better reporting of lands to DAS for the Statewide Lands Inventory database (SLI), and thereby more rapidly zero in on disposable parcels. Utilize the reconvened Statewide Land Managers forum to develop this discussion – it impacts on their internal definitions as well as the DAS definitions in OAR 125-045-0205, which we use for the SLI program.

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- **Standardize data reporting by Agencies.** Revise the data reporting structure for all agencies. Initiate this discussion within the Statewide Lands Managers forum.
- **Define a standardized land unit compatible with GEO standards.** Revise the land unit used by agencies to report the parcels that they own. Initiate this discussion within the Statewide Lands Managers forum.
- **Sales agent / trainer resource to agencies.** Investigate ways to assist smaller agencies to sell surplus parcels (Silverton example¹) or a team approach to build efficiencies and pass on what has been learned from one agency to another.
- **Transaction fee for administration of outside inquiries.** Investigate the feasibility of charging an administrative or transaction fee when an outside party asks an agency if a parcel is available for sale to recover part of the administrative costs of going through the evaluation process. An agency can spend up to 100 hours processing an inquiry to determine if the land is salable and needs assurance of the serious intention of the buyer. What would be reasonable? In what circumstances would it apply? Initiate this discussion within the Statewide Land Managers forum. There is nothing in OAR 125-045 that prevents this. Naturally, once negotiations have commenced to the point of a contract, an earnest money deposit can be considered as part of the deal. However, that is not the same as getting money up front to cover a portion of the in-house processing costs, and to 'pre-qualify' the client.
- **Time limit for Agency or Political Subdivision purchase decision.** ORS 270.100 gives agencies and political subdivisions the first opportunity to acquire State land being sold. A time limit is being recommended (as practiced in the private sector) for the interested party to begin realistic negotiations, make an earnest money offer or step aside. Currently, land sits idle while public entities with tepid, indecisive interest stall the land sale process for years in many cases.

In the future

- The Public Lands Advisory Committee will continue
 - Working with agencies to track surplus lands and report findings and recommendations to the legislature.
- The Department of Administrative Services, Facilities Division will continue to:
 - Update the data in the Statewide Land Inventory database.
 - Manage the Surplus Land Clearing House function.
 - Coordinate the preparation of long-range plans.
 - Provide recommendations and information to elected leaders on issues of state government.

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Short Term Objectives:

- Create an accurate, “user friendly” statewide inventory, managed by DAS, that is in accordance with state statute (ORS 270.180) that is an effective resource for analysis and responding to questions from the public.
- Add the following data fields to existing database:
 - Use (ie. farm, urban, forest, park, etc)
 - Value (\$)
 - Within Urban Growth Boundary (Y/N)
 - Location (common identifier)

Long Term Objectives

- Combine the Statewide Land Inventory database with the Statewide Facilities database.
- Partner with State Data Center or host agency to move data onto a server that will allow linkages to a GIS platform.

The data in this report will improve over the next few biennia as the State learns to refine and make use of this management tool. This first report cannot answer all questions, but it will serve as a benchmark against future planning and decisions.

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Footnotes:

¹ **Training.** In years past, both ODOT and DAS encouraged and paid for membership and training in various organizations. ODOT specifically encouraged membership in IRWA, and ODOT Right of Way Agents were active in training and leadership in the Portland chapter of IRWA. At DAS, Real Estate Section personnel were members of BOMA, took classes with IREM, and developed biennial training schedules toward real estate education.

¹ **Use of a small section of 'in-use' land.** DAS, the Burns Paiute Indian Tribe, Lottery, and OYA have been working for the past year to determine the feasibility of transferring ownership of the Burns Warm Site and Archival Center (Burns Site) to the Tribe. The Burns Site is located on the 35 acre OYA Eastern Oregon Youth Corrections land. The four acre Burns Site sits in the southwest corner and is leased by DAS and Lottery from OYA. OYA has determined that operation of the Burns Site by the Tribe would not conflict with their mission, and in particular not conflict with their need for adequate barrier, so long as the legal description of the site is drawn away from the OYA intake entrance, and that a separate access road is built and used for future access to the Burns Site. DAS, Lottery and OYA are now negotiating a lease and sale to the Tribe.

Use of a small section of 'in-use' land. DOC has reviewed its needs for the Turner-Eastland Triangle adjacent to their Mill Creek Correctional Institute property in Salem through the Area Plan process, and has been able to determine that this small parcel is no longer needed or useful to the DOC mission. The parcel is physically isolated from the prison itself by Mill Creek. The parcel abuts an existing commercial-light industrial area, and the adjacent owner has offered to buy it to expand his business and add more employees.

While the initial contact was made by the business owner, the Area Plan review process was instrumental in providing the appropriate methodology for handling the review of this sensitive site. This allowed for review by both CPAB and PLAC.

Long term large scale land development project. Sale of the Mill Creek Industrial Park lands (formerly part of the DOC Salem area prisons complex) by DAS will have an immediate impact on jobs and revenue, and in the longer term, property taxes, for the Salem and Marion County areas.

¹ **Lease opportunities.** A group of interested farmers have proposed a creative use of land at the Mill Creek Correctional Institute in Salem. The group intends to lease the wetland area south and west of the prison for this project. The land is not good farmland, and is within the Mill Creek flood way and floodplain. Their plan will have an immediate impact on opportunities for prisoner training in a new skills area, restoration of wetlands and wetlands retention, and maintenance of the existing buffer around the prison. Another benefit is that anytime State land is leased back to the private sector, it goes back onto the property tax rolls of the county.

¹ **Contract Real Estate Services.** DAS Facilities, Real Estate Services section is often contracted by other agencies to handle specific real estate needs. One example is the Silverton facility, picked up by OECDD when the borrower defaulted on an OECDD loan. That agency then turned to DAS to market, negotiate and sell the property.

2. INTRODUCTION

A. Why we did this

The State of Oregon owns and manages a large and useful investment in land amounting to approximately 1.9 million acres of land, as well as 800,000 acres of submerged and submersible land underlying state navigable waterways and the Territorial Sea. For decades, however, it had no inventory of its land (*see end of this Section for lists of agencies with statutory authority to own real property*).

B. Background

Prior to 1971, the now Department of Administrative Services (DAS), inherited control of those lands formerly held by the Board of Control, and assumed the Board's former role for dealing with surplus lands.

In 1971, ORS 273.615, (later ORS 270.005) was adopted stating:

“It shall be the policy of the State of Oregon to hold in state ownership no more state-owned real property than is necessary to conduct official business, with allowance for reasonably foreseeable demands of the future.” (see Appendix D for full text)

DAS was thus given review authority over those lands declared surplus by agencies, to ensure that, first, other agencies and political subdivisions had an opportunity to purchase State lands before they went on the open market, and second, to ensure that fair market value was considered in the sale. ORS 270.120 and 270.100(1)(d) created the *Public Lands Advisory Committee* to advise the DAS Director on matters related to disposition of excess lands, and to ensure that good business practices were followed. DAS was also directed by ORS 270.180 to maintain an inventory of all public land and to classify it on the basis of whether it is currently being used, is reasonably anticipated to be required for use in the future, or is surplus. Initially the level of activity was substantial, but as surplus lands were disposed, the corresponding activity also decreased.

In the 2003 legislative session, several bills were introduced that focused on new approaches to the surplus property process with periodic review and updates to the legislature. In particular, HB 2739 considered amending ORS 270 requiring agencies to report on their land inventories and surplus property process to the Property Lands Advisory Committee (PLAC) on an annual basis. This legislation did not get signed into law, however it started a series of conversations and inquiries that basically revolved around the thesis that the State of Oregon owns more land than it needs, and that some of that land might be returned to the private sector and thus to the property tax rolls, and that we did not have a good overall grasp of the extent of the State's ownership in land. This resulted in several intertwining investigations, towards how the State owns land, and how we keep our records of land ownership. Several subsets to those investigations included the development of a preliminary lands database, the investigation of whether State land sales produce income for the General Fund, etc. As our nation's former Secretary of Defense has said, we had several known unknowns, and some unknown unknowns, regarding land ownership by the State of Oregon.

In October 2003 the Governor's Office asked DAS-Facilities to develop a database that accurately identifies and tracks all of the state's real property land assts and to have it operative by mid-February 2004. There were concerns that the existing database was inaccurate and difficult to use. DAS-Facilities, in conjunction with the 19 land owning agencies have completed phase 1 of a multi-phased inventory process. An outside consultant is currently reviewing the requirements to update or replace that inventory, with the goal of making it GIS based and accessible to all users.

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C. Role of The Public Lands Advisory Committee (PLAC).

1. **Background.** The PLAC consists of seven (7) members including two members from the legislature, one licensed real estate broker, two persons who serve in the executive branch of state government, one person qualified as a land use planner, and one person qualified as a real estate management expert. The Committee meets as needed, but generally between 4 and 6 times each year.

The primary role of the Public Lands Advisory Committee is to:

- Advise the Department of Administrative Services (DAS) on all real property acquisitions, exchanges or terminal dispositions valued at \$100,000 or more for which the department must give its consent. The Division and the State agency shall consider, but not need to follow, the advice of the PLAC (OAR 125-045-0215).

Key tasks involving advice from the Committee:

- Development of criteria and subsequent classification of public service lands held by certain State agencies.
 - Evaluation of statewide land needs.
 - Acting as a 'sounding board' for planned or potential acquisitions and dispositions.
 - Giving recommendations and information on state facilities to the elected leaders.
2. **Increased PLAC role.** In 2004, the Department of Administrative Services (DAS-Facilities) asked the PLAC to broaden its role to advise DAS on identifying, tracking and disposing of state surplus real property. Specifically DAS looked for guidance in:
 - a) Developing statewide definitions on when property is needed for programmatic purposes and when it is surplus to state needs,
 - b) Reviewing individual agency surplus processes,
 - c) Reviewing agency property that is (or will soon be) listed for sale, and
 - d) Advising DAS on ways to better track and streamline the surplus land disposition process,
 - e) Developing biannual reports to the legislature.

In 2004-05, DAS-Facilities oriented Committee members to the state real property inventory for each of 21 land owning agencies (which have since been reduced to 19 by the merger of the State Fair and Exposition Department with the Parks Department, and by the departure of the Capital Planning Commission). The intent is to better understand the way agency decisions are made to acquire, exchange, or sell real property interests. We also hoped to provide recommendations on how the tracking of real property data and surplus processes could be improved. A series of questions was developed for agency response, and presentations scheduled. Those questions are attached in Appendix A. Minutes of all the meetings are attached as Appendix A.

The resulting research on behalf of the Public Lands Advisory Committee has been compiled by staff within the department's Facilities Division. It is staffed by just one full time position and the limited support of others. But, it has enjoyed the close cooperation of the state's agencies to produce this 2006 Public Lands Advisory Committee Report. This is the first such report in memory. It summarizes state owned land.

Note: The data in this report does not include the State Capitol Building. Real property owned by the Department of Higher Education, Oregon University System, the Economic and Community Development Department, Lottery, Legislative and Judicial Branches, Secretary of State, Treasurer's Office and the SAIF Corporation, are excluded

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AGENCIES WITH STATUTORY AUTHORITY TO OWN REAL PROPERTY

Agency Name	Statute	Notes
Administrative Services, Department of	276.005-625	
Agriculture, Department of	561.030	Building is owned by DAS
Aviation, Oregon Department of	491.070	
Corrections, Department of	179.040, 179.050, 179.055, 276.612	
Education, Department of Oregon Schools for the Blind & Deaf	316.051, 276.610 and 276.612	
Employment Department	657.657, 276.070, 276.120, 276.137, 276.575, 276.585, See also ORS 276.013, 276.015 and 276.110 to 276.137	
Environmental Quality, Department of	460.220 and 468.A115	No owned buildings
Fair & Exposition Center, Oregon State	565.015, 565.080, 565.090, 565.160	Now part of Parks and Recreation Department.
Fish & Wildlife, Department of	496-146 & 7) (8) 496.146(7)	Special Purpose Facilities May infer office facility
Forestry, Department of	526.116	Exempt as to forest lands
Liquor Control Commission, Oregon	471.725	
Military Department	396.505, 396.510, and 396.515, 395.535 & 396.536	
Oregon State Hospital (Mental Health Division of DHS	179.040, 179.050, 179.055 and 276.612	
Parks and Recreation Department	390.110	Exempt acquiring agency if acquiring park properties 125-125-0105
Public Employees Retirement System	238.600	Statute is not specific to land and facilities. The statutes declare PERS a trust and all assets belonging to PERS must be held in the trust.
Public Safety Standards & Training, Department of	1997 Legislative Session established limitation for DAS. 181.636	Construction was completed 2006. 200 acres of Corrections Farm Annex property was transferred to the DPSST functions.
State Lands, Department of	273.020, 273.051, 273.055, 273.135 and 273.055	
Transportation, Oregon Department of	184.689 and 366.340 (highway division) (DMV = 802.020)	Exempt acquiring agency if acquiring highway right of way. 125-125-0105
Veterans' Affairs, Department of Construction completed in 1984	407.135 & 407.145, 407.515, 407.115	Owens the bldg forever so long as used for the current purpose. If not, ownership reverts to City but no specific statutory reference is found.
Youth Authority, Oregon	1995 Senate Bill 1 and ORS Chapter 420A.010 to 223	

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PROPERTY OWNING AGENCIES EXEMPT FROM PLAC REVIEW

Agency Name	Statute	Notes
Economic and Community Development Department	285A.271	
Higher Education, Department of Includes community colleges and OHSU	351.060(3)-450 (facilities) 351.190 (land)	
Legislative or Judicial Branches		
Lottery		
SAIF Corporation		
Secretary of State		
Treasurer's Office		
University System, Oregon	351-060-450 OHSU 353.108	

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3. STATE OWNED LANDS

- The state owns and manages approximately **1.9 million acres** of land throughout Oregon to support agency programs and, in some cases, to generate revenue for other mandated state programs.
- Nineteen agencies have statutory authority to own land, and there are 14 separate statutes pertaining to State land sales. The majority of all State land is owned by six (6) agencies.
- The Department of State Lands is the largest with about 770,000 acres (not including their underwater acreage). They are followed by the Department of Forestry, with about 658,000 acres, the Department of Transportation, including the right of way for I-5 and I-84, with about 167,000 million acres, the Department of Fish & Wildlife, with about 150,000 acres, the Department of Parks & Recreation with about 96,000 acres, and finally the Oregon University System with about 51,000 acres. The remaining 14 agencies between them control about 9,500 acres.

LAND OWNED BY STATE AGENCIES

Agency Name	Acres	% of total
Department of Transportation	167,380	11.4%
Department of State Lands*	781,619	40.8%
Department of Forestry	658,025	34.4%
Department of Fish & Wildlife	150,729	7.8%
Department of Parks & Recreation & State Fair & Expo	96,295	5%
University System	51,369	2.6%
Department of Corrections	4,639	.2%
Military Department	2,400	.1%
Department of Aviation	1,414	.05%
Department of Administrative Services	402	0%
Oregon Youth Authority	390	0%
Department of Human Services (State Hospital)	149	0%
Department of Education (Blind & Deaf School)	58	0%
Oregon Liquor Control Commission	15	0%
Department of Veterans' Affairs	15	0%
Public Employees Retirement System	4	0%
Legislative Administrative Committee (Capitol)	3	0%
Employment Department	2	0%
Judicial Department – (Supreme Court Bldg footprint)	1	0%
Total:	1,914,909	100%

* Acres do not include mineral/subsurface Rights.

- The Department of State Lands parcels are categorized as either Trust or Non-Trust Lands. **Trust Lands** are those properties granted by the United States to the state “for the use of schools”. The Oregon Constitution dedicates revenues derived from Trust Lands to the Common School Fund (see Division of State Lands Asset Management Plan, December 1995).

Non-Trust Lands include submerged and submersible lands underlying navigable waterways, the Territorial Sea, and “swamplands. Neither the Oregon Constitution nor statutes require that Non-Trust lands be managed to generate revenue, allowing such lands to be used for a variety of purposes. However, any income produced from these lands is also deposited into state’s Common School Fund.

Source: Department of State Lands, Asset Management Plan, Update 2000.

4. Agency Land Ownership and Management Practices

See Table of Responses to 2005 questions

See Table of Responses to 2006 questions

5. State Land Inventory Database

The **State Land Inventory database** tracks the amount of state owned land by agency, location, number of acres and parcels, use classification, and property value. With the exception of the Division of State Lands, whose information was updated in the summer of 2000, most of the data in the inventory is old and needs to be updated. The owned land information in the Report, therefore, is limited to the number of acres owned by each agency. The database itself has been migrated at least once, and connectivity to other agencies for online updates was lost, and not regained.

The current database captures the following information:

- Parcel Identification number
- Location
- Number of Acres
- Use Classification (In Use, In Reserve or Surplus)

Value and location inside or outside the UGB, while required by statute, are not included, because of limitations of the existing software, and difficulty in assessing value for most State owned lands.

The Department of Administrative Services hired a consultant, the Gartrell Group, to do a Statewide Lands Inventory Needs Assessment. The project was contracted in phases with five tasks:

TASK #1 – Review of Current DAS Facilities State Lands Inventory database

The DAS-Facilities State Lands Inventory database is currently out of compliance with ORS 270 and 276. Specifically, the database does not provide means for storing the VALUE and UGB STATUS of State-owned parcels, and it also lacks sufficient means for storing the CURRENT USE of State-owned parcels.

The database also lacks several capabilities called for by OAR 125-045-0265, which extends some of the ORS mandates. Explicitly, the existing database structure does not provide a means for associating parcels reported in the inventory with assessor-assigned property identifiers. Thus, it neither stores nor provides a reliable way to link to any of the locational information (site addresses, GIS coordinates, township/range/section) that this Rule suggests might be derived from county assessor records. The database also lacks capabilities to interface with the lands databases of other agencies to perform “real time updates of real property data”.

Task #2 – Resources Identified Among State Agencies – Interviews with Agencies

ESRI’s ArcGis software technology is used extensively among key stakeholder agencies and represents the primary de facto GIS software standard adopted by all state agencies. Some of the specific ESRI software products that are most relevant to this project include:

- ArcIMs (DAS and ODOT)
- ArcSDI/SQL (DAS and most other state agencies)
- The flagship ArcGIS suite of software offers features (in the pending release) that may offer some relevance and promise to the SLI database enhancement endeavor, such as new geodatabase capabilities based on Microsoft’s SQLServerExpress RDBMS and the ArcServer platform.

Besides the current database host agency DAS-Facilities, the Oregon Department of State Lands, the Oregon Department of Transportation, the Oregon Department of Revenue and the Oregon Military Department were interviewed during the summer of 2006, and none of these agencies could easily accept the responsibility of hosting the SLI database.

Task #3 – Stakeholder Meetings

Staff from The Gartrell Group interviewed several key agency stakeholders to discover each agency's internal use of land asset information, to document their land asset maintenance/tracking systems, and to discover existing challenges that those agencies continue to face in managing their real property assets. The agencies identified as key stakeholders comprise: the Oregon Department of Parks and Recreation (OPRD), the Oregon University System (OUS), the Oregon Department of Transportation (ODOT), the Oregon Department of Fish and Wildlife (ODFW), the Oregon Department of State Lands (DSL), the Oregon Department of forestry (ODF) and the Oregon Military Department (OMD). Staff from the Gartrell Group also interviewed the Department of Administrative Services section (within the Facilities Division) and their Geospatial Enterprise Office (within the Enterprise Information Strategy and Policy Division).

RECOMMENDATIONS:

- 1: Create a standardized data reporting structure for all agencies to use.
- 2: Define a standardized land unit for the management (acquisition, maintenance, and disposition) of state agency landholding.
- 3: Leveraged Use of Existing System(s)

During stakeholder interviews with the main landholding agencies, they did not find an operational, comprehensive land management system that DAS-Facilities' Real Property Services Section could adopt and put into immediate operation across the State government enterprise. Their assessment of existing systems was based on their potential for providing capabilities that would:

- a. Help correct areas where the current DAS-maintained land inventory database has been judged out of compliance with State mandates, and
- b. Significantly advance DAS-Facilities' Real Property Service Section toward the goal of establishing a reliable, current, and web-accessible Statewide Land Inventory.

Gartrell specifically focused on the potential to leverage existing systems so as to provide higher level information about any piece of State owned land including:

- Owning agency
- Mailing address or Rural ID
- Township, Range, and Section
- Latitude and Longitude
- Size
- Use
- Status (in-use, held for future use, or surplus)
- Zoning designation
- Map Tax Lot
- Assessor's Property ID
- UGB Status

Task #4 – Data Verification, Update Plan and Communication Plan Outline

Task 4 was conceived as an interim solution for updating the DAS-Facilities State Lands Inventory database in advance of any actions that may follow from a review of our completed Needs Assessment. This plan is designed to help DAS Facilities Division attain the highest practical level of compliance with

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mandates, and to help establish a path toward an increasingly compliant and integrated inventory of State-held real property.

RECOMMENDATIONS:

- 1 Decide which database application will house the interim SLI database for this legislative session (Access or Oracle).
- 2 Discuss new field definitions and associated data types.
- 3 Discuss the possibility of including other new fields beyond VALUE, CURRENT USE and UGB.
- 4 Discuss quality control and data completeness checks.
5. Discuss and define data administration job duties.
- 6 Discuss potential tie-ins to GIS enterprise planning from GEO and enterprise initiatives at ORMAP.
- 7 Develop a communication plan for outreach to all State agencies that have statutory authority to own land (19 agencies).

Communication Plan Outline:

- A. General Information about the Statewide Lands Inventory Project
- B. Information about Omissions in the Current Clearinghouse Database.
- C. Formal Definition of Data Fields and Values
- D. Project Contact at DAS-Facilities for questions and correspondence.
- E. Calendar for the conversion project and its phases and Chronology for agency data submissions.

Task #5 – Integrated Land Data Database System

RECOMMENDATIONS:

- 1 DAS-Facilities must clearly articulate its interpretation of those statutes, mandates and administrative rules (ORS and OAR) that govern the Statewide Land Inventory database system. Creation of a glossary as part of the communications effort related to the SLI database development effort should be done.
The terms most important to clarify include:
 - Land Unit
 - Land Status
 - Value
 - UGB
2. DAS-Facilities should issue a clarifying document to interpret/specify the timeframes and content of real property asset data reporting requirements that are currently contained in statute (ORS) and administrative rule (OAR).
3. DAS-Facilities should formally document the decisions they have made (or need to make) related to the data hosting environment for the enhanced SLI database. There are three technical configurations that are viable for database development projects:
 - Centralized architecture
 - Distributed architecture
 - Hybrid architecture
4. DAS-Facilities should implement a communications plan that will be used to actively engage all potential customers, stakeholders, and user groups that express or have an interest in the State's real property assets.

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5. DAS-Facilities should develop a formal data structure and data dictionary as the foundation for the SLI. To satisfy the identified SLI criteria this should include, at a minimum, data fields related to the following:
 - SLI Unique Parcel Identifier
 - Agency Identifier
 - Shape
 - Geo-locational columns(s)
 - Value
 - Status
 - Land-use
 - UGB status
 - Time Stamp
 - Area
 - Trust status
 - Fund status (General Fund vs non-General Fund)
 - Description/comment concerning restrictions

6. Beyond the legislative mandates and executive rules that guide the management and maintenance of state-owned real property assets, there are several non-state agency land management activities that DAS-Facilities might want to monitor/engage in.
 - a. The geospatial enhancement of the existing Statewide Land inventory will make it easier to integrate (both visually and technologically) with public and private land management systems. The enhanced SLI database should be able to interface with ORMAP, program tribal agencies and other public agencies (at the federal, regional, county and municipal levels), for at a minimum, data completeness and data quality checking.
 - b. Data completeness includes quality Control and quality assurance that will verify compliance with ORS and OAR on the part of all participating state agencies and the selection of a data steward to determine how the real property database is maintained.
 - c. Data currency relates to the time schedule all state agencies report their land record information. The enhanced speed of sharing information will also increase the need for reliable and correct database query solutions. There will also be some concern about the appropriate use of this newly-collected and improved land inventory information. It will be important to discuss data security and privacy concerns with county assessors, federal land-owning agencies, tribal organizations, private landholders and city/regional/county governments.
 - d. At a technical level, there are additional decision that will need to be made prior to the implementation of the enhanced SLI database initiative.
 - Recurring data feeds will need to be accommodated by the enhanced SLI database.
 - Which spatial data projection will be used for the enhanced SLI database's geo-location attributes? (Most governmental organizations are now using at least the 1983 North American Datum).
 - How will the spatial data model be designed for spatial queries?
 - What kind of supporting spatial data and supporting spatial 1 query applications will be required for the graphical user interface?
 - Public Land Survey System (the Township-Range-Section data layer).
 - Digital Raster Graphics (scanned USGS quadrangle maps)
 - Digital Ortho-rectified Quadrangles and/or aerial imagery
 - Addressable street network (TeleAtlas, All-Roads, and/or 2010 Census)
 - OLSLO – Latitude/Longitude determination application developed and hosted by ODF.

CONCLUSION:

The findings and recommendations are useful in clarifying some of the choices and alternatives DAS-Facilities faces in deciding how to proceed with the development of an integrated statewide land inventory database. It is the intention of DAS-Facilities to satisfy statutory requirements and take advantage of the ideas and opportunities that have been documented over the course of The Gartrell Group's needs assessment.

State Software Resources Will Support Web Services

Microsoft's SQL Server database product, Adobe's ColdFusion application server product, and ESRI's ArcIMS maps server software are each among the existing State software resources identified over the course of the stakeholder interviews. These products are each in use (and used in combination with one another) in several of the agencies interviewed.

These technology products have been combined successfully in many different types of applications to provide functionality similar to that which has been called for by stakeholders concerning an enhanced SLI database. Collectively they represent a very viable option as a development platform for the SLI database. Should DAS-Facilities opt to develop an SLI solution using these software tools rather than purchasing and customizing a land information management software package, they will be choosing a suite of technologies which have been used successfully together to develop and make available a broad array of GIS-capable web services.

These tools would allow developers to efficiently expand on required search functions (such as address searches, Township/Range/Section searches, and lat/long searches) so that database queries and their results might be attained through the use of web services. These services could then be made more broadly available (as appropriate and with appropriate security and controls) to other stakeholders, so that interaction with the SLI database would not be limited to a single interface that was developed to meet a certain limited set of criteria that correspond to a particular purpose at a particular moment in time.

It should be noted that there is a carrot and stick issue here, in obtaining the willing cooperation of other agencies in developing the SLI. There is not much identifiable incentive for other agencies to work with DAS, and DAS needs to identify the critical 'cooperation' factor of 'what's in it for me', in presenting its plans to other agencies.

6. APPENDIX A— the PLAC questions for Agency response.

- **2005 Questions:**

1. What is the mission of your agency?
2. How much property does your agency own? Where is it located? What is it used for?
3. What is the statutory authority that allows your agency to own land?
4. Does your agency have the authority to buy, sell, or exchange land? Please reference statutes.
5. Are there property restrictions (i.e. deed, statute, constitution etc.) on the proceeds if the property is sold? If yes, please explain.
6. Is your agency's property correctly identified in the DAS statewide land inventory? Is it complete? If not, why not? What resources would your agency need to make it complete?
7. What is the criterion your agency uses to in its decision to keep the property it owns?
8. Does your agency have property it is holding in reserve for future use? How much property is in this category and where is it located? What is the agency criteria for keeping it in reserve?
9. Does your agency have property it no longer needs or uses to support its mission? Is this property classified as surplus in the statewide inventory? If not, why not?
10. What is the process your agency has for identifying surplus property? How long does this process typically take?
11. What suggestions would you make to the PLAC in developing statewide criteria for property that is in use, held in reserve, or designated as surplus?

- **2006 Questions:**

- A. Past Land Sales Activity

1. How many parcels did the Agency sell in the previous biennium (2003-2005) and so far in the current biennium, and what was the sale price of each?
2. When the Agency sold land in that period, did the proceeds go to the General Fund, or elsewhere? If elsewhere, which fund (Common School Fund, Cultural Fund, Highway Fund, etc) or other account or donor (Federal Government, local land donor, etc.) did the sale proceeds go to?

- B. Future Sales Activity

3. Out of the total number of parcels you have identified as "in reserve" and "surplus" in the Statewide Lands Inventory, how many to you expect to sell in the next ten (10) years?
4. Out of the total number of parcels you have identified as "in reserve" and "surplus", how many do you plan to move into the "in use" category between now and the end of the 2007-2009 biennium? What will you do with the remainder?

- C. Issues and Agency Recommendations

5. We would like your opinion as to whether there be a new category of lands for those that don't fit the existing definitions in draft OAR 125-045-0205 (14) & (15) of "in use", "in reserve", "surplus". For example, the legislature requires the purchase of land for anticipated projects, but does not provide the funding for construction for many years. Other examples are lands that are environmentally contaminated, landlocked parcels, unbuildable parcels, or with low market values but high cost to sell, or other.
6. What statutory or other constraints, obstacles and barriers does your agency see to the effective and expeditious sale of your surplus land?
7. What ideas might you suggest for getting surplus lands into the public view, and then into private ownership.

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7. APPENDIX B—PLAC Review Summaries

The following is a summary of the real property assets reviewed by the Public Lands Advisory Committee during 2005 and 2006.

PUBLIC LANDS ADVISORY COMMITTEE AGENCY REVIEW HISTORY

Agency	2005 (2003-2005 Bien)	2006 (2005-2007 Bien)
	PLAC MEETING DATE	PLAC MEETING DATE
Administrative Services (DAS)		09-08-06
Corrections (DOC)	10-28-2005	07-07-06
Fish & Wildlife (ODFW)	04-22-2005	07-07-06
Forestry (ODF)		05-05-06
Parks & Recreation & State Fair (PARKS)		09-08-06
State Lands (DSL)	02-25-2005	05-05-06
Transportation (ODOT)		09-08-06
Youth Authority (OYA)	10-28-2005	05-05-06

PROPERTY ACQUISITIONS and DISPOSITIONS REVIEWED BY PLAC				
YEAR	Agency	Acquisition	Disposition	PLAC MEETING DATE
2005	DOC		Mill Creek Corrections Property	02/25/05
	DAS		Springfield Motor Pool	02/25/05
	DAS		Springfield Motor Pool Update	04/22/05
	DAS		Eugene Motor Pool	04/22/05
2006	DOC		Mill Creek Update	05-05-06
	DAS		Burns Warm Site	11-03-06
	DOC		Mill Creek Area Plan Rev	11-03-06
	OLCC	Milwaukie – OLCC Whse		11-03-06

8. APPENDIX C—METHODOLOGY

BACKGROUND:

DAS Facilities Division coordinates the activities of the Public Lands Advisory Committee:

- ❖ Maintains a central database on State owned land.
- ❖ Facilitates agencies to report to PLAC about their land holdings.
- ❖ Administers Surplus Lands Clearing House function.
- ❖ Compiles data and prepares report of findings and recommendations to the legislature on land issues.

The 2006 Public Lands Advisory Board Report is a snapshot of state's real property assets; a picture that changes in response to changing agency programs and organizational needs. DAS Facilities will revise and submit updated real property asset information in a written report to the Legislature each biennium.

DATABASE:

The State Land Inventory tracks the amount of state owned land by agency, location, number of acres and parcels, use classification, and property value. With the exception of the Division of State Lands, whose information was updated in the summer of 2000, most of the data in the inventory is old and needs to be updated. The owned land information in the Report, therefore, is limited to the number of acres owned by each agency.

The State Property Task Force has requested that all agencies owning land to update information on property locations, number of acres, land classifications, and estimated land values (including improvements) on an annual basis. The SPFT has also asked agencies to identify any lands that are considered "excess" or "surplus".

Over the past biennium, the Facilities Division has worked with seven (7) agencies to:

- ✓ Update the statewide land inventory databases, and to
- ✓ Answer questions regarding agency land holdings.

9. APPENDIX D – Statutes, Rules and Policies

“Oregon Revised Statutes – 2005 Edition” revealed no less than fourteen Chapters that deal in some respect with the acquisition, management, and disposition of real property by state agencies. These Chapters include:

- 105. Property Rights
- 270. State Real Property
- 271. Use and Disposition of Public Lands Generally; Easements
- 273. State Lands Generally
- 274. Submersible and Submerged Lands
- 351. Higher Education Generally
- 352. State and Independent Institutions of Higher Education
- 353. Oregon Health and Science University
- 366. State Highways and State Highway Fund
- 390. State & Local Parks; Recreation Programs; Scenic Waterways; Recreation Trails
- 501. Refuges and Closures
- 517. Mining and Mining Claims
- 526. Forestry Administration
- 530. State Forests; Community Forests

Administrative Rules

125-045-0100 through 125-045-0195

Policies

125-6-140

125-6-141

10. APPENDIX E—Extracts from PLAC Meeting Minutes

MEETING MINUTES – May 5, 2006

A. Issues related to the process of expeditious sale of surplus lands:

The DSL philosophy, as coined by Paul Cleary who helped develop the first Asset Management Plan and former Director of DSL, is that they measure twice and cut once. What that means is that they do a lot of due diligence before they make a permanent disposition because these are Trust lands, and as Trust Lands, they intend to maximize the revenue for the beneficiaries who are the school children of today and the future. They are looking to make sure that when they make a sale, that they are sure they are timing the sale correctly, and that there are no virtues to that land that warrant it remaining in public ownership for some purpose. They go through a deliberate process of reviewing the lands before they are put up for sale. They hold public meetings in the areas where the land is being sold to collect public input. They go to the Land Board and ask for their permission and authorization to sell the land at what price and what method, and then they return to the Land Board after the sale is done to get their final approval of the sale provisions. They have run into some situations where they differ from a normal real estate transaction

B. Ideas for getting surplus lands into public view and into private ownership:

DSL has sold many of their parcels at public auction. They are seeing a premium bid of anywhere from 19% to 20% over the appraised value. DSL attempts to recover not only the appraised value but also the cost of appraisal and advertising from the sale. They are permitted under law to sell some of the land on time, using up to five year contracts. They have carried contracts on at least one occasion that John is aware of. They use their web site to advertise sales, they run newspaper ads and by the time they hold the public meeting in the local area where the land is being sold, the word is out. When property is sold in Fossil, everyone in the neighborhood knows that the state has some land up for sale. DSL watches what their sister agencies do in other states in terms of land sales. Many of the state land offices in places like Utah, Colorado, and Idaho are more aggressive in the land sales program, particularly Utah. Utah uses the internet; they do different types of auction like sealed bid where they allow qualified bidders to re-bid in oral auction which tends to bid up the price

C. Leasing out State lands:

Basically the agricultural leases are an opportunistic thing. Somebody comes to DSL and says, you've got some land there and we think we could farm it so DSL leases the land to them. They didn't develop it for farming, it just happened. That is the type of thing they are trying to better manage, by determining what the potential of the land is, and use it for that highest and best use.

D. What is 'in use'?:

Tom Byler asked about when they look at DSL lands, do they have a sense of how much is actually in-use? John responded that it is all in-use but that depends on the meaning the word "in-use". In more practical terms, if it is producing revenue, it is considered "in-use".

E. Exemption from DAS notice process:

However, ODF routinely conduct exchanges of state forestlands and it would make the process more efficient if there were an exemption to the DAS notification process contained in OAR 125-045-0110, 0130, 0140 and 0150 for land exchanges.

F. First Priority: Returning land to the tax rolls. Representative Gilman commented that this is changing the complexion of the duties of this Committee. The reason he is here is because he

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sponsored legislation in 2003 stating that the State shall dispose of surplus lands. Thanks to this Committee he found out that there are different definitions of “surplus land”. But, he still has the philosophy that if there is truly a piece of land that truly isn’t generating income for the State, why not sell it and get it back on the tax rolls. He thinks the committee should talk about it along the way. Bill Foster added that John Lilly was pointing out that within the State Lands Inventory, they had some parcels that were fairly passively managed that while they generated income, they didn’t generate the kind of income that they could have. He thinks when the inventory is gone through, certainly like Corrections, they had some lands where they did a farm lease and they got a little bit of money but they really weren’t using it and to sell it probably was a better alternative. It becomes a line of what’s really active management and what is passive management and where is that line that makes it worth keeping vs worth turning.

MEETING MINUTES – July 7, 2006

Chairman Byler advised that he works at the Oregon Watershed Enhancement Board and a lot of what ODFW is talking about is very consistent with OWEB’s goals as well. Some issues running through his mind are:

- 1) The values ODFW is advancing are habitat values for protection of fish and wildlife. Tom thinks ODFW downplayed the economic value of that. He certainly thinks about that economic value in terms of what OWEB does. What they have in conservation easements that they purchase.
 - 2) Chairman Byler commented that he doesn’t know where the Committee will land ultimately but they are looking for different ideas and tools and way to help organize these very different agencies, their inventories and the ways they approach managing their properties so this could be a very good start for PLAC.
- A. A question for staff as well as Committee members. Chairman Byler has been approaching this effort with the notion of how to identify lands that are no longer being used and whether there is anyone out there who might buy them. Is there anyone out there to sell these lands to? One of the sticking points that have been identified is that there are some lands that do not have economic value because no one is going to build on them and no one is going to be able to get public services out to them to be able to use them for industrial sites, etc. What he hasn’t been thinking about and it may be something to think about as a group is: Are there circumstances where we may identify those surplus lands that would be too expensive for us to sell to a traditional buyer for the traditional economic purposes but perhaps there might be some of those lands that a Nature Conservancy or another trust might be interested in purchasing because of the habitat values. It is something to tuck away and think about whether there are some additional values out there that can move some of those properties that would otherwise not have a taker.
- B. Senator Winters commented that she has been looking at Corrections’ lands and has been working with them on wetland mitigation and looking at where they may not have a use for the land now so maybe exchanges are a solution. Those are avenues that we are all looking for. If the state has a surplus piece of land that we know we are not going to use, but yet there could be an organization such as the Nature Conservancy, or whatever, who would put the land to good public use and get it off the surplus role, this should be explored
- C. Senator Winters added that from the public’s perspective, they are looking to assure the public that the State is not holding on to properties inappropriately. That if there is no use for a parcel the state has in its inventory, especially during a time of economic downturn and especially if you

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are living in Salem, the public expects that the land ownership be converted to something that produces tax revenue.

D. Staffing Issues:

Regarding planning for and disposing of DoC land, Scott Young added that this is not his or Vern's normal job. Their normal job, within the Facilities Section is more maintenance and remodel oriented, managing reconstruction projects required in taking care of the prisons. Their side job now in the last three or four years is dealing with land issues. Their Director says he didn't realize how much land issues they have in their department because of all the excess land that they have. In the eyes of the public, they have excess land but it really truly isn't excess. It's land for future expansion, or to provide security perimeters for existing prisons.

E. Professional Training and Membership:

- Tom Sjostrom added that it seems to him that the state really needs to pay for people to be in professional organizations. Senator Winters stated that Oregon used to, what happened?
- Chairman Byler added that this is one of the budget areas that tend to get sucked dry in the budget area.

F. Leasing Out State Lands before final use or sale:

- Vern Rowan commented that one of the potential downsides is that when they hold and use the property, they don't pay property taxes. When lands are leased out, a property tax liability is incurred so as a minimum, the income must be enough to meet the obligations of any taxes that might be levied. In some instances the lease income from the property does not meet the property tax liability.
- Fred Lord added a comment: The revenue that they pay DAS barely covers staff cost. The plus side is that land is being worked, and there is a presence on the land, and you have an image that it is in use and is looks taken care of. There is more than economics involved in the equation. If you didn't have it leased, you would have to pay someone to take care of it. It is just like having an empty office building and nobody taking care of it. You are not only losing revenue but the building is deteriorating. When we have land that is being used by a lessee or tenant, they are watching the property for us.
- The idea of an agency leasing unused property is great. There were all those benefits that everyone listed but there is one more. It prevents trespass
- Some agencies hadn't sold anything because they are not in the business of selling land. ODFW just said to this Committee that they are not in the business of selling land. Many agencies say that if they do sell land, it is to settle legal issues, encroachments or trespass claims. Mostly if they are disposing of land, it is an exchange. There is a like-kind exchange of some kind.
- Most of the agencies don't have any future sales activity contemplated. As Nancy Lorensen indicated, what is initiated is quite often from the outside.

G. Identify surplus lands for sale:

Chairman Byler summarized that what the Committee is struggling with is how much surplus land is out there to sell in the first place. We are honing in on it but it is still a tough thing to grasp because of all the different agencies we are dealing with. Let's say we do identify those potential properties. Then do the agencies have the ability to move forward with the task? That is a great question to wrestle with and we don't want to set anyone up for failure if they don't have the resources to be able to take care of it. If there is a DAS function there or if there is a team where we can learn from what Corrections has learned with its land management, and that could be imported to other agencies, there might some ways we can build some efficiencies and learn from other agencies experiences if we are pointed in that direction.

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H. Administrative Fee:

Having worked there, said Nancy Lorensen, there are some things that could be fixed that would make their job more efficient and sell more land with fewer hours invested. When somebody comes to ODOT and says they want to buy a scrap of land, while it may have changed in the past 2 ½ years since she has been gone, there was no rule or law that allowed ODOT to demand a deposit from that land owner or make any investment whatsoever on behalf of that landowner. All they had to do is verbally say they would buy it. Then ODOT would work on surplussing that parcel. When ODOT would finally get back to them after completing the process and got everybody in-house to say yes, and told the potential buyer the price, many times they were no longer interested. Maybe they had retired, they don't have the money or they would hear that the little scrap of land wasn't worth the price the agency was asking.

Fred Lord added he understands that DSL takes an administrative fee before they start the process. Nancy responded that ODOT didn't have that ability. Senator Winters stated that any time there is consistency, it is good business practice. There are some problems with inconsistency. If an agency were able to say to a prospective buyer, this is the fee, just as you would do if purchasing a house in the private sector this would be good business practice.

- Tom Sjostrom added that if the agency is unable to determine what the sales price is, that makes it very difficult for a private citizen to put up non-refundable money.
- Senator Winters added that there is other work within an agency that needs to be done before offering the land for sale to the public.
- Nancy Lorensen said it wouldn't necessarily need to be a deposit based on what the real estate would be worth. It could be a transaction fee that is non-refundable. A public citizen is asking an agency to spend 100 hours or however many hours it takes. ODOT can tell you the average time spent to sell a piece of property.

- I. Senator Winters added that looking for sale proceeds to go back into the general fund is not all that the legislature is looking at. They are looking at some efficiency issues as well as general fund issues and some consistency. To her it is not always about what goes into the general fund. It about how we can do our job better as well.

MEETING MINUTES – September 8, 2006

A. Federal Appraisal rules on small transactions.

Anything to reduce the costs of small transactions would be a benefit to every agency. Certainly the Federal regulations in terms of federal acquisition have moved to a reduced appraisal method for properties valued up to \$10,000, and then they give another exemption up to \$25,000 in terms of acquisition. Even by federal rule, over the last ten years, there has been some reduction of those requirements. The ORS on getting an appraisal before sale are listed below:

ORS 270.100 Notice to department before sale of real property; rules; procedures; restrictions on final disposition. (c) If property is not disposed of under paragraph (a) [Notice to Agencies] or (b) [Notice to Political Entities] of this subsection, in accordance with rules adopted by the department, the state agency desiring to sell or transfer the property shall cause it to be appraised by one or more competent and experienced appraisers”

OAR 125-045-0215 Appraisal and Determination of Value of Real Property Interests “(1) Prior to Acquisition from or Terminal Disposition to a party other than an Agency of a Real Property Interest, the Acquiring or Disposing Agency shall obtain an Appraisal of the Real Property Interest. (2) For acquisitions with an estimated fair market value of less than \$100,000, a letter of opinion from a licensed real estate professional constitutes an Appraisal.”

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B. Transfers between public agencies

When public agencies transfer property, anywhere the requirements and justification could be reduced would benefit all agencies. It is simplistic to think that it is all public property and that different agencies don't have different budgets but where that could be done more cost effectively, reduce the paperwork and reduce the requirements when it stays in public ownership would benefit us all.

C. Limitation on time allowed to another agency or political entity to decide to buy.

One thing that Cliff Houck, State Parks, alluded to which we have spotted in DAS is that in selling to agencies and political entities, they can take an extraordinarily long time to decide whether to buy it or not. The property is then kept off the market during that decision making process. Fred suggested that there should be some way to tighten that decision making timeline in some way. For example, following what is done in the private sector by allowing a specified time period in which to make an earnest money offer, or step aside.

D. How long is an appraisal valid,

You have to depend, to a certain extent, on the professionalism and the knowledge of the real estate manager doing the transaction for the State to determine if the market has changed sufficiently to justify the expense of an updated appraisal.

E. Tom Sjostrom is interested in understanding the appraisal decision.

As Fred mentioned, an appraisal is generally valid for six months. However, if there is something in the process that means appraisals are always going to be six months old, it seems that this is not a very good time to get an appraisal.

The issue is when the Agency must get the appraisal, in order to comply with Statute, but still have a 'fresh' appraisal when it comes time to place it on the market.

F. County assessor's valuation of State land.

A statute related to county assessor's work and the fact that county assessors often don't put assessed values on public lands. If they did, and if the agencies could use that value, they see a way to expedite the sale of a number of small parcels. ODOT has quite a few of those.

G. Use DAS's E-Bay site to sell small land parcels.

Mike Kirby's suggestion was that since DAS has an E-Bay site for personal property, perhaps small parcels could be sold that way also. If you have \$500 parcels or \$1,500 parcels, etc., perhaps you could find a way to put a value on those fairly readily and move them if they aren't needed by the agency. ODOT would certainly support that. The DAS OAR's allow a realtor's opinion of value for parcels of less than \$100,000 value.

H. Manager's Forum

It appears one way of getting a lot of things expedited and a lot of information shared about common problems is to revise the property managers meetings that used to take place

I. An expedited process for low value sales.

Nancy Niedernhofer commented that another recurring thing that we heard today that clearly bares looking into and perhaps a recommendation is the parcel that ODOT talked about today that sold for \$250. Imagine the resources that went into that sale. Easily thousands of dollars were probably spent, just in staff time. That becomes a clear issue where an expedited process makes for an excellent recommendation.

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J. Surplus Property Definitions.

Tom Sjostrom commented that the definition of surplus property needs to be refined because he can see that some of the agencies trying to market a \$180 piece of surplus property. He cannot see how anybody in the agency would get excited about trying to move that.

Bill Foster added that the point that Mike Kirby was making that if there was maybe a process to give to the local tax assessor involved and put the value on some of these pieces of land that some of the agencies might be interested in and if DAS somehow amended our rules, he thinks that could be worked into it and that would be an acceptable methodology for things in a certain area that might expedite some things.

K. Tax Lot & Partition issues.

Within ODOT, there are huge numbers of properties that are not part of the operating right of way. It is not the operating right of way, with straight, parallel lines, but remnants of parcels the road construction landlocked. In many cases the County mapped the entire parcel purchased by ODOT as part of the road, even though it may be 20 to 50 acres outside the road itself. That separate parcel does not have a tax lot number on it. So if ODOT asks the county to slice it off and show the operating right of way as a straight line, depending on what county you are in, you will get a different answer, but they all pretty much say no. This is another barrier to selling ODOT surplus property.

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11. APPENDIX F—DAS Register of Land Sales 2002-2006

Date Sent	Due Date	Agency	County	City	Prop size (+/-)	Current use	Desc	ODOT File Number	Comments	Status	Appraised Value	Date Sold	Sale Price
02/08/02	03/01/02	ODOT	Marion	Stayton	24.85 acres	Vacant	Vacant pasture, no direct access	6162035	City of Aumsville would like property.	Withdrawn			
02/08/02	03/11/02	ODOT	Multnomah	Portland	1,900 sq ft	Vacant	NW 21st and NW Vaughn	R-44907			\$75,000		
02/08/02	03/11/02	ODOT	Washington	Portland	48,700 sq ft	Vacant	SW Barnes & SW 98th St	12796	Reserving perm easement for utilities across entire parcel	Sold	\$345,000	10/01/03	\$300,000
02/08/02	03/11/02	PARKS		Canby	76.86 acres	Ag & open space	N. of Canby, along Willamette River		City of Canby wants for park use.	Donated	\$585,000	04/30/02	Donated to City of Canby
02/15/02		ODOT	Multnomah	Portland	5,000 sq ft	Vacant	SW corner of NE 84th & NE Wasco	R-48286	01-24-06 No longer available for sale	Withdrawn	\$48,000		
03/18/02		Aviation	Klamath		60.16 acres	Airport	Beaver Marsh State Airport		Clause requiring property to remain airport use.	Sold	\$65,000	11/16/02	\$65,000
03/18/02		Aviation	Jefferson			Airport	Lake Billy Chinook State Airport		Clause requiring property to remain airport use.	Sold	\$95,000	01/06/03	\$11,000
03/11/02		ODOT	Columbia	St Helens	22,500 sq ft	Vacant	long narrow strip of excess hwy Rt of way	22132	Adjacent property owner interested	Sold	\$4,300	06/01/02	\$3,225
03/11/02		ODOT	Multnomah	Troutdale	22,215 sq ft	Vacant	25th off Halsey	R-54860	Landlocked - Only available to abutting owners	Assemblage Property			
03/11/02		ODFW	Multnomah	Portland	2.46 acres	F&W office building	5 level office building and parking		F&W office building sale through DAS	Sold	\$7,600,000	07/09/03	\$7,600,000
04/05/02	05/03/02	ODOT	Douglas		1,120 sq ft	Vacant	Intersection of Hwy 42 and Grant Smith Rd	6144002-45110	Douglas Co. requests purchase	Sold	\$4,400	09/01/04	\$4,400

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04/05/02	05/03/02	ODOT	Douglas	Glendale	12 acres	Vacant	W. side of I5, E of Cow Crk N of Glendale	36998	Adjacent property owner requests sale	Sold	\$19,950	05/01/03	\$19,950
04/19/02	05/19/02	ODOT	Jackson		54 acres	Vacant	Quarry	21137	OTC requested the sale. Flood of 1/97 brought Rouge River through the property.	Sold to State Parks for \$1 and other considerations	\$70,000	08/01/03	\$1
		ODOT	Malheur	near Vale	.99 acre	Vacant	former stockpile	9375	Off market	Withdrawn			
06/14/02		ODOT	Linn	Albany	35,230 sq ft	Vacant	Pacific Blvd	04977A	Helping Hands Shelter want to buy	Sold	\$348,000	08/16/04	\$275,000
06/21/02		ODOT	Linn	Albany	10,664.1 sq ft	Vacant	Abandoned truck scale site	8470	Access is by permit	Sold	\$7,100	06/01/03	\$7,100
06/21/02		ODOT	Grant		57,000	Vacant	Hwy 19, near John Day Nat'l Mon.	32257	Only available area for building a new maintenance shed	Sold	\$1,600	08/01/03	\$1,600
		ODOT	Multnomah	Portland	4,600 sq ft	Vacant	adjacent to residential	6092024	Suitable only for assemblage to adjacent property.		\$800		
		ODOT	Washington		12.52 acres	Vacant	Former quarry site	1267	Haul road can probably be used only for quarry or forest.	Sold	\$82,000	11/01/03	\$93,850
09/03/02	10/03/02	ODOT	Multnomah	Portland	112,807 sq ft	Vacant	Naito Parkway narrow bench land	8197	Negotiating with PDC & low income housing assoc				
09/17/02	10/17/02	ODOT	Douglas		50 acres	Vacant	Camas Mtn	11279	No highway access	Hold	\$517,000		
09/17/02	10/17/02	ODOT	Josephine		3.25 Acres	Vacant	near Redwood Hwy and Dowell Rd	6685003	Access is by Schultwohl Lane only	Sold	\$178,000	03/03/03	\$242,500

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10/18/02	11/18/02	ODOT	Clackamas	Oregon City	25.16 Acres	Open Space	Lots 3, 6, 9, 12, and 13 of Gales Park Subdiv	51496	METRO has interest in the property.	Sold	\$59,000	08/01/03	\$59,000
10/18/02	11/18/02	ODOT	Lincoln	Newport	60,984 Sq ft	Maint. Site	lots 1-12, Block 32	R03756	Hazmat issues	Sold	\$500,000	05/31/06	\$500,000
11/08/02	12/11/02	ODOT	Malheur	Ontario	4.23 acres	District Office	Commercial Highway Frontage	19061		Sold	\$880,000	04/22/05	\$1,001,000
11/15/02	12/16/02	ODOT	Lane	Cottage Grove	9,583 sq ft	Residential	Residential lot with new house	21427	City of Cottage Grove has involvement/interest in property.	Sold	\$14,140	07/01/04	\$14,150
11/22/02	12/23/02	ODOT	Lane	Veneta	2.4 acres	Vacant	Long, narrow strip of unimproved land	43931	No highway access. Access is only through adjoining property.	Sale Pending	\$21,780	Pending	\$21,780
12/06/02	01/03/03	ODOT	Multnomah		41.7 acres	Vacant	N. side of I-84, east of Yeon State Park	Q-229	Subject to restrictions of Columbia River Gorge national Scenic Act.				
12/06/02	01/03/03	ODOT	Multnomah		74.05 acres	Vacant	N side of Historic Highway across from Mirror Lake, west of Mult. Falls	27710	Subject to restrictions of Columbia River Gorge national Scenic Act.				
12/23/02	01/23/03	ODOT	Multnomah	Portland	9,825 sq ft	Vacant	Two triangle remainders - not connected	6397030	Adjoining land owner would like to purchase, one parcel has no access.				
12/23/02	01/23/03	LANDS	Douglas	S of Sutherlin	33.2 acres	Timber	Steep hill, no legal access		Timber harvested in 1988, replant 1990 need invader control	Sold	\$26,000	03/19/03	\$27,068

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01/21/03	02/21/03	ODOT	Washington	Tualatin	1.06	Bare Land	Triangular Shaped, portion at higher grade than remainder	19881	Jurisdictional trade to Washington County	Sold	\$224,000	03/01/04	Traded-IGA
02/14/03	03/13/03	ODOT	Lincoln	Newport	4,000 sq ft	Parking lot	NE corner of NE 17th and Hwy 101	43960		Withdrawn			
02/14/03	03/13/03	ODOT	Lane	Veneta	1.17 acres	Vacant	Narrow strip along Highway	R43931B	Trade with City of Veneta to building frontage rd	Sold	No appraisal	09/01/04	Traded-IGA
02/14/03	03/13/03	ODOT	Lane	Springfield	2,846 sq ft		Part of a developed manufactured home site.	47735	Direct sale to the owner's of a manufactured home	Sold	\$2,000	03/01/03	\$4,000
02/21/03	03/10/03	PSU	Multnomah	Portland	.0781 acres	Land	East 34 feet of Lots 5 and 6, Block 193		Sale of land to external development co for construction of housing units for PSU students.				
04/01/03	05/01/03	ODOT	Multnomah	Portland	5,765 sq ft	Parking lot	Portion of parking area	45911	Portion of the lot used by Tri Met for parking	Sold	\$51,885	08/01/03	\$51,885
04/15/03	05/15/03	ODOT	Josephine	Grants Pass	.62 Acres	Land	Highland Ave, Grants Pass	9460	Neighboring property wishes to purchase	Sold	\$47,800	07/01/03	\$47,800
04/15/03	05/15/03	DoC	Marion	Salem	12.5 Acres	Land	Aumsville Hwy			Sold	\$236,600	08/10/04	\$236,600
04/16/03	04/24/03	Forestry	Clatsop	Astoria	3,437.8 Acres	Forest	Parcels of state forest		Property exchanged with 4,148.4 acres of Clatsop County Forest.	Land Exchange		04/15/04	
04/16/03	05/16/03	ODOT	Marion	Salem	1,097 sq ft	Bare Land	Bare land	RW2536-A	Sold in 2 parts	Sold	\$72,600	12/1/2003 & 9/12/05	\$78,000

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04/23/03	05/23/03	ODOT	Jackson	Medford	3.74 Acres	Vacant Land	Commercial Lot in Medford	00290	All building have been removed and it is now vacant land	Sold	\$735,000	06/21/05	\$735,000
05/05/03	06/05/03	ODOT	Jackson	Medford	0.24 Acres	Vacant	Commercial property in developing area of city	6545027Y	Access will be off Elm St	Sold	\$68,000	11/26/04	\$136,000
05/05/03	06/05/03	ODOT	Jackson	Medford	1.03 Acres	Vacant	Vacant lot except for empty retail bldg	6545027X	Landlocked	Sold	\$168,500	12/01/03	\$168,500
05/05/03	06/05/03	ODOT	Hood River	Hood River	3 Acres	Vacant w/timber	Vacant with timber	15919	Being handled on an IGA	Sale Pending	\$237,000		
05/14/03	06/14/03	ODOT	Baker	Sumpter	11,000 sq ft	Vacant	Lots not contiguous	R30784	Sold to Fire Dept	Sale Pending	\$4,000	Pending	\$4,000
06/12/03	07/14/03	ODOT	Lane	Sutton Lake	20,473 sq ft	Vacant	Tax lot 2000	53413	unimproved residential lot for one single family residence	Sold	\$26,000	05/03/04	\$30,100
06/16/03	07/18/03	DEQ	Multnomah	Troutdale	14.13 acres	Vacant	2 parcels in foreclosure 3601 NW Marino Drive		Jointly owned with City of Troutdale	Sold	\$835,000	03/11/05	\$800,000
06/23/03	07/23/03	ODOT	Lane	Eugene	5,136 Sq Ft	Vacant	In front of Tax Lot 200 & 300	R02208	Property to be sold as assemblage only.	Sold	\$75,600	04/01/04	\$30,000
07/02/03	08/02/03	Forestry, Lands, Parks	Washington, Tillamook, Columbia, Clatsop		3,532 acres, 159 acres, 1,341 acres	Forest	3 parcels		Land Exchange	Pending			
07/11/03	08/11/03	ODOT	Wheeler		2.75 Acres	Vacant	Talus pit	Q0567	Wheeler County Sheriff's Office & Forestry interested	Sold	\$2,200	03/01/04	\$2,200

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07/17/03	08/18/03	ODOT	Washington/Clackamas	Tualatin	39,500 sq ft	Public Roadway	Public Roadway to be realigned	19881/46031	Public Roadway to be realigned	Sold	Included in the \$224,000 with file 19881	03/01/04	Traded-IGA
08/01/03	09/01/03	ODOT	Lane	Eugene	5,900 sq ft	Vacant	Sherwood Park Subdivision Lots 12 & 13	6316508		Sold	\$30,000	05/04/04	\$32,152
08/01/03	09/01/03	ODOT	Lane	Eugene	7,520 sq ft	Vacated Project Mgrs office	Sherwood Park Subdivision Lot 14	6316510		Sold	\$37,000	05/04/04	\$49,500
N/A	N/A	ODOT	Lane	Junction City	22,300 sq ft	land locked	Direct Sale due to being land locked	02141 (RW 2627)	Sale to abutting landowners	Sold	143,800	09/01/04	\$49,000
09/05/03	10/06/03	ODOT	Union		13.47 acres	Gravel Pit	Ladd Canyon 0 Artifact Site	17104	Land Trade to ODFW. If land trade does not go thru, ODOT will not be selling property	Trade to ODFW			
09/12/03	10/12/03	ODOT	Multnomah	Portland	3,811 sq ft	Vacant	Triangular lot 105 ft x 59 ft joined by hypotenuse	6240002	58th & Montgomery	Sold	\$25,900	02/01/04	\$25,900
09/16/03	10/16/03	Forestry	Jackson	White City	6,846 sq ft	Vehicle Parking 7 staging area	Strip of land on each side of Table Rock, Tax Lot 101 & Tax lot 200	N/A	Jackson County has requested to purchase	Sold to Jackson County	\$12,000	11/18/2004	\$55,000
09/22/03	10/22/03	ODFW	Umatilla		5.86 Acres	Pond/Gravel Pit	Primarily Gravel Pit	N/A	No longer for Sale - expired appraisal	Withdrawn			
09/22/03	10/22/03	ODFW	Coos		0.50 Acres	Fishing Access	Native vegetation with no improvements	N/A	Proposed sale to adjacent landowner for safe access to Hwy 101	Sale Pending			

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09/22/03	10/22/03	ODFW	Union		10.44 Acres	Wildlife Area	Native vegetation with no improvements	N/A	Land exchange with ODOT. In return ODFW gets 13.47 acres	Cancelled archaeology			
10/02/03	11/02/03	ODOT	Douglas		33.43 Acres	Timber/Vacant	Landlocked	18999	To be sold to adjacent landowner (no access to county roads)	Sold	\$115,346	07/01/04	\$116,000
10/07/03	11/07/03	Military	Lincoln	Newport	3.3 Acres	vacant	Buildings inside the fencing of Newport Airport.	N/A	Property has restrictions. Negotiations w/ODOT & County not successful. Nothing can be stored or constructed.				
N/A	N/A	ODOT	Multnomah		75 sq ft	vacant	Tax Lot 1500	31709	Adjoining owner's property encroaches. Owner does not wish to buy at appraised value/	Hold	\$1,400		
11/28/03	12/29/03	ODOT	Marion	Salem	4,435 sq ft	Vacant	portion left over from expansion of I-5	6027095		Sold	\$20,000	12/21/04	\$22,200
11/28/03	12/29/03	ODOT	Marion	Salem	11,750 sq ft	Vacant	portion left over from expansion of I-5	6027099		Sold	\$50,000	01/19/05	\$33,000
11/28/03	12/29/03	St Lands	Lane	Not in limits	21 acres	Vacant	submerged/submersible land	N/A	Quitclaims to exchange land between DSL & Wildish Land Company to clear title	Exchange	Quitclaim Exchange	2/25/04 & 2/10/04	Quitclaim Exchange

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12/24/03	01/24/04	Forestry	Lane	Veneta	3.72 acres	vacant	no improvements SE 1/4 of Sec 36, T17S,R5W WM, TL 300	N/A		Sold	\$158,000	06/26/05	\$298,778
02/03/04	03/03/04	Military	Lane	Eugene	36 Acres	Vacant	Approx 16 acres of Wetlands - No structures		Negotiations with political entity ceased July, 2005	Sold	\$ 740,000	03/27/06	\$640,000
02/09/04	03/0/04	ODOT	Douglas	Roseburg	6.050 Sq Ft	Vacant	Paved Parking	40402					
03/17/04	04/17/04	ODOT	Marion	Salem	2.2 acres	Vacant	3675 Market St	6027-069		Sold	\$ 1,000,000	10/20/04	\$750,000
05/25/04	06/10/04	PARKS	Clatsop	Warrenton	120 Acres	Vacant	Vacant Wetlands at West end of Sunset Beach Rd		Potential buyer interested in purchasing the development rights on the land to transfer to other property.	Pub Bid 12/04/04	\$250,000		
05/25/04	06/10/04	PARKS	Clatsop	Hammond	.80 acre	Vacant	Vacant 2-story, 2-unit 4,798 sq ft duplex formerly used as residence for park employee		Historic structure	Sold	\$ 220,000	10/28/04	\$221,251
06/16/04	07/02/04	ODOT	Washington	Sherwood	39,665 sq ft	Comm'l Rental	Improved w/interim structures	6962-001	Access control to Hwy 99W at Meineck Rd. Corner Lot improved w/interim structures.	Sold	\$516,000	12/14/04	\$517,000
06/25/04	07/26/04	ODOT	Deschutes	Redmond	1.15 acres	Vacant, Unimproved excess R/W	McKenzie Hwy- 74th St in Redmond Tax lot 1500	22951	Landlocked parcel	Sold	\$2,900	10/14/04	\$2,900

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07/19/04	08/23/04	ODOT	Jackson	Medford	2.3 acres	Vacant	Portion of 37-1W-19B Tax lots 600 & 700. Ten ft west of the Bear Creek Greenway bike path.	29034	Landlocked. To be traded with the City of Medford and Jackson County. Part of South Medford Interchange project.	Inter-agency trade	\$ 25,000		
08/13/04	09/14/04	Econ Dev	Marion	Silverton	.95 acres	Light Manufacturing	41,300 sf lot w/18,000 sf steel frame bldg		Address: 6175 Aviation Way. Appraised value: \$525,000.	Sold	\$ 525,000	04/26/05	\$449,410
08/27/04	09/28/04	OHSU	Multnomah	Portland	.87 acres 38,000 sf	Residence	House 8,392 sq ft		1863 SW Montgomery Drive, Portland	Sold	\$1,950,000	08/10/06	\$1,952,000
09/22/04	10/23/04	ODOT	Yamhill	Newberg	9,900 sq ft	Bare Land	Tax lot 322088-3600 entrance to the old downtown section for westbound traffic on 99W	R6468002+6468059	Everest St & Main St Newberg	Sold	\$92,000	09/09/06	\$92,000
10/06/04	11/07/04	ODOT	Washington	Portland	18,560 sq ft	Condominium Units	Six 2-bedrm Condos	6125 030	Units overlook Hwy 26	Sold	\$ 849,000	07/21/06	\$950,000
10/06/04	11/07/04	PARKS	Deschutes	Redmond	39.17 acres	Vacant	Vacant Land - No improvements. Assessors Map 15-13-29, Tax Lot 1300.	M15-13-29 TL1300	Property sale subject to updated appraisal. Access would be thru city street on eastern side of parcel. No access to hwy.	Transfer to City of Independence			

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10/19/04	11/20/04	ODOT	Coos	Coos Bay	140,000 sq ft	Comm'l Rental	Office bldg, comm tower and maint site. Tax lots 12000, 11800 & 11900	46990	City of Coos Bay approached ODOT about purchasing this property for econ dev.	Sale Pending	TBD		
10/15/04	11/16/04	Forestry	Clatsop	Westport	.37 acres	Bldg & Pump Station	On Hwy 30 in Clatsop Cnty NE1/4SW1/4 Sec 36,T8N,R6W,W M,, bordered by Plympton Creek on the west.		Site owned by Clatsop County and leased to Westport Water Assoc on a 99 yr lease.	Release of reversionary interest			
10/19/04	11/20/04	ODOT	Jackson	Medford	37,400 sq ft	Parking lot for Skipper's restaurant	Crater Lake Hwy 62 & Rogue Vally Hwy 99	28138	Direct Sale to adjoining land owner based on agreement resulting from condemnation settlement.	Sold	\$375,000	10/24/05	\$375,000
10/19/04	11/20/04	ODOT	Jackson	Medford	409.5 sq ft	Vacant	2 tiny triangular parcels on the 8th St side corners of TL4300	27034	Medford Urban Renewal has requested this property be surplusd to facilitate the construction of a parking structure.	Sold	\$ 3,700	10/28/04	\$3,700
11/01/04	12/02/04	PARKS	Polk	Independence	22.65 acres	Vacant	Sec 33, tax lot 201 and Sec 28, tax lot 2800, 100 & 1300		Possible Transfer to City of Independence for recreation purposes only.				
11/04/04	12/05/04	ODOT	Marion	Salem	.32 acres	Vacant	Bare land at 2990 Portland Rd NE Salem	RW02536-B	Part 2 of 2 Limited Use R/R abuts	Sold	\$ 74,000	09/12/05	\$57,000

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11/19/04	12/20/04	ODOT	Deschutes	Bend	2.046 acres	Vacant	Bend Parkway/US 97 and Reed Market Road Interchange	6436 337	A Non-Profit Org, RAP wants to purchase for future expansion of their facilities.	Sold	\$197,200	07/12/06	\$197,200
12/16/04	01/17/05	ODOT	Lincoln	Newport	3,331 sq ft	Vacant	15 ft of old Spruce Railway property abutting private ownership	P287A	Surplused to clear up an encroachment by abutting owner	Sold	\$ 1,965	11/17/04	\$2,000
12/16/04	01/17/05	ODOT	Douglas	Canyon ville	65.3 acres	Forest	Tax lot 200, T31S, R5W, Section 35	15378,15380, 15438	No access to I-5. Scenic area restrictions on signs & junkyards & logging restrictions.	Available August, 2005			
12/16/04	01/17/05	ODOT	Douglas	Canyon ville	180 acres	Forest	Tax lot 300, T32S,R5W, Section 2	37061	No access to I-5. Scenic area restrictions on signs & junkyards & logging restrictions.	Available August, 2005			
12/16/04	01/17/05	ODOT	Douglas	Canyon ville	13.26 acres	Forest	Tax lot 300, T32S, R5W, Section 11	37065	No access to I-5. Scenic area restrictions on signs & junkyards & logging restrictions.	Available August, 2005			
12/29/04	01/29/05	ODOT	Multnomah	Portland	.20 acres	Vacant	Land under the Sauvie Island bridge	15155\15156	Multnomah Cnty has requested transfer	Sold	\$4,100	11/01/05	\$4,100
12/29/04	01/29/05	ODOT	Linn	Harrisburg	2.50 acres	Vacant	Tax lot 00201 Map # 15S 03W 09	R31384	Off exit 209	Removed from Process	Transfer to Linn County		
12/29/04	01/29/05	ODOT	Douglas	Roseburg	.89 acres	Vacant	West of I-5, S of Exit 127	58592A	Property is long and narrow w/existing easements for slope, utilities, drainage & Signs	Sold	275,000	03/01/05	\$305,000

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01/07/05	02/07/05	LANDS	Lane		72.95 acres	Agricultural	Old Channel of Willamette River		Exchange of Quitclaims between DSL & McKenzie River Trust	Exchange			
01/12/05	02/12/05	ODOT	Malheur	Ontario	.1772 acres	Vacant	House and lot T18S,R47E, Sec 07, Tax lot 1200	6822020	Access restricted. Suitable for assemblage to abutters only	Sold	35,150	09/15/05	\$22,000
01/20/05	02/20/05	ODOT	Marion	Salem	1.03 acres	Vacant	House and lot	R6045015	Good access to I-5 Fronts Fisher Rd	Sold	\$103,000	10/07/05	\$112,550
02-09-05	N/A	ODOT	Marion	Keizer	.1645 acres	Vacant	Bare Land	44589	Landlocked - Sale pending to Developer as assemblage	Sold	\$20,000	7/26/05	\$20,000
02/16/05	03/18/05	ODOT	Douglas	Oakland	133 acres	Vacant	Timber & creek	R40848 & 40849	Near Rice Hill Heavy timber w/ creek.	Sold	\$920,000	06/27/06	\$1,181,668
02/28/05	03/31/05	DAS	Lane	Springfield	3.33 acres	Vacant	3 parcels light timber w/wetlands		Near Springfield Motorpool	Sale Pending - Agency		06/2005	
03/04/05	04/04/05	ODOT	Columbia	Rainier	.0411 acre	Vacant	Landlocked parcel	42015	North 41 ft of Tax Lot 3400				
03/10/05	04/10/05	ODOT	Curry	Brookings	2.44 acres	Vacant	Reverts to C1 when sold	43977	TL 899 in S5 T41S R13W W.M.	Sold	\$300,000	10/22/05	\$351,000
03/10/05	04/10/05	ODOT	Curry	Brookings	.51 acres	Vacant	Triangular Shaped parcel abuts Hwy 101	26926	TL 200 in S36 T40S R14W WM				
03/25/05	04/08/05	LANDS	Malheur		640 acres	Grazing	OR/NV State line Surrounded by Indian Reservation	01-MA	TL 200 in T41S, R44E, Sec 16	Sold	\$44,800	02-15-05	\$45,260.69

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03/25/05	04/08/05	LANDS	Malheur		160 acres	Grazing	OR/NV State line Surrounded by Indian Reservation	02-MA	SW 1/4 TL 900 in T40S, R44E, Sec 36	Sold	\$7,700	02-15-05	\$7,843.47
03/25/05	04/08/05	LANDS	Wheeler		40 acres	Forest	Burned by a wildfire in 2000. No authorized uses	01-WH	TL 2500 in T10S, R23E, Sec 26, SE1/4NW1/4	Sold	9,000	12/20/05	\$10,500
03/25/05	04/08/05	LANDS	Wheeler		40 acres	Forest	No authorized uses. Surrounded by private land	02-WH	TL 2800 in T10S, R23E, Sec 29, SW1/4NW1/4	Sold	4,000	12/20/05	\$10,500
03/25/05	04/08/05	LANDS	Wheeler		40 acres	Forest	No authorized uses. Surrounded by private land	03-WH	TL 3200 in T10S, R23E, Sec 32, SW1/4SE1/4	Sold	15,000	12/20/05	\$17,500
03/25/05	04/08/05	LANDS	Wheeler		40 acres	Forest	No authorized uses. Surrounded by private land	04-WH	TL 3400 in T10S, R23E, Sec 33, SE1/4SE1/4	Sold	27,000	12/20/05	\$30,995
03/25/05	04/08/05	LANDS	Wheeler		40 acres	Forest	No authorized uses. Surrounded by private land	05-WH	TL 700 in T11S, R23E, Sec 05, SW1/4NE1/4	Sold	16,000	12/20/05	\$19,000
03/25/05	04/08/05	LANDS	Wheeler		40 acres	Forest	No authorized uses. Surrounded by private land	06-WH	TL 500 in T11S, R23E, Sec 04, SE1/4NE1/4	Sold	20,000	12/20/05	\$22,601
03/25/05	04/08/05	LANDS	Wallowa		201 acres	Forest & Grazing	No authorized uses. Surrounded by private land	01-WA	TL 500 in T6N, R46E, Sec 16, Lots 1,2,3,4	Sold	50,300	12/20/05	\$50,739
03/25/05	04/08/05	LANDS	Wallowa		200 acres	Forest & Grazing	No authorized uses. Surrounded by private land	02-WA	TL 3700 in T5N, R45E, Sec 16, SE1/4, SE1/4NE1/4	Sold	50,000	02-15-05	\$60,128

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03/25/05	04/08/05	LANDS	Wallowa		80 acres	Forest & Grazing	No authorized uses. Surrounded by private land	03-WA	TL 3800 in T5N, R45E, Sec 16, W1/2SW1/4	Sold	20,000	02-15-05	\$24,051.20
03/25/05	04/08/05	LANDS	Wallowa		480 acres	Forest & Grazing	No authorized uses. Surrounded by private land	04-WA	TL 2300 in T6N, R45E, Sec 36, N1/2, SW1/4	Sold	120,000	02-15-05	\$144,307.20
03/25/05	04/08/05	LANDS	Wallowa		456 acres	Forest & Grazing	Livestock Grazing Lease. Noxious weeds	05-WA	TL 4800 in T5N, R42E, Sec 36, Lots 1,2,3,4, W1/2NE1/4,NW1/4, NW1/4SE1/4	Withdrawn		June, 2005	
03/25/05	04/25/05	ODOT	Gilliam	Heppner	10 acres	Bare land, rocky sparse vegetation	Approved for sale to Port of Arlington	33933	Portions of Govt lot 1 & NE 1/4 of NW 1/4, Sec 35, T4N, R22 EWM	SOLD to Port of Arlington	\$9,000	11/07/05	\$9,000
04/04/05	05/05/05	ODOT	Deschutes	Bend	2.34 acres Access Easement & 40 acres Mineral Rights	Forest	Land is owned by Brooks Resources	Q0415/421 & Q0416/0421	Section 7 & 8, T17S, R12E. 30' road.	Sold	20,000	09/29/05	\$15,000
04/08/05	05/09/05	ODOT	Douglas	Canyonville	24.61 acres	Farm/forest	Undeveloped site Merchantable timber on site.	14276	32-5-11W, Tax lot 101 Fibre Optic Cable runs thru property.				
04/08/05	05/09/05	ODOT	Douglas	Canyonville	32 acres	Timber	Vacant w/merchantable timber.	14273	32S 5W2, tax lot 300 Fibre Optic Cable runs thru length of property.				

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04/08/05	05/09/05	ODOT	Douglas	Canyon ville	38 acres	Timber	Vacant w/timber on site. Steep areas.	15438	31S 5W 35, tax lot 300 Fibre Optic cable throughout property				
04/08/05	05/09/05	ODOT	Douglas	Canyon ville	123.27 acres	Timber	Vacant timber on site. Creek runs the full length of the property.	37197	31S 5W Section 26, tax lot 2900 Hit by 1987 Fire.	Sold	164,000	07/12/06	\$167,867
04/08/05	05/09/05	ODOT	Douglas	Canyon ville	45.56 acres	Timber	Vacant w/timber on site. An abandoned quarry site.	15375/15376	31S 5W 13, tax lots 1000 and 2200 Fibre optic cable on the property	Withdrawn			
04/08/05	05/09/05	ODOT	Douglas	Canyon ville	29 acres	Timber	Vacant w/timber on site. Has extensive Canyon Crk frontage.	15098	31S 5W2, tax lot 400 Fibre optic cable, major power line, & a buried natural gas line	Withdrawn			
04/08/05	05/09/05	ODOT	Douglas	Canyon ville	98.27 acres	Timber	Vacant w/timber on site.	15094	31S 5W2, tax lot 200 Fibre optic cable & major power line.	Withdrawn			
04/08/05	05/09/05	ODOT	Douglas	Canyon ville	101.23 acres	Farm/forest	Undeveloped site Merchantable timber on site.	15089/93	T30S 5W 34, tax lots 1300, 1700,1800,1900 Major power line & portion of Canyon Creek on property.				
04/08/05	05/09/05	ODOT	Douglas	Canyon ville	53.67 acres	Farm/forest	Undeveloped w/ timber on site. Slide memorial & a municipal water intake.	38205	30S 5W 34, tax lots 1400,1401,1500	Withdrawn			
04-14-05	05-15-05	ODOT	Clackamas	Canby	16 acres	Former ODOT quarries	Wooded river frontage not used by ODOT	19622	Knights Bridge, Canby, Molalla River	Sale fell through	To be sold at auction	04/07/06	

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04-25-05	05-26-05	ODOT	Clackamas	Carver	17 acres	Not used by ODOT. Wooded river frontage	Wooded river frontage not used by ODOT	24660	T2S,R3E, Sec 21, tax lots 400 & 800	Clackamas County & ODF&W interested for a Park	Sale Pending		
04-20-05	05-21-05	ODOT	Union	Cove	6.85 acres	2 parcels Quarry & a fishing pond	Depleted Quarry sites separated by Union Cnty Quarry site & a fishing pond.	13662 (Q1044) + Q0580	T3S, R40E, Sections 20+21, tax lots 5800 & 6000	Sold	\$9,600	10/17/06	\$9,600
05-06-05	06-05-05	ODOT	Washington	Cornelius	5,884 Sq Ft	Right of Way	Strip of ROW of west bound lanes of Tualatin Vly Hwy	24404	Between N. 19th & 20th Avenues in Cornelius	Sold	\$62,292	12/19/05	\$62,292
05-09-05	06-09-05	LANDS	Wasco	Antelope	480 acres	Grazing	Isolated location, limited accessibility.	05-WO	TL 1500 T8N, R18E, Sec 36 N1/2,N1/2 S1/2 Parcel 05-WO Currently under lease for livestock Grazing & sewer treatment facility	Lessee has preference right to purchase.	Sale Pending		
05-09-05	06-09-05	LANDS	Wallowa	North of Joseph near Troy & Flora	201 acres	Forest & Grazing	Isolated location, limited accessibility.	01-WA	TL 500, T6N, R46E, Sec 16, Lots 1,2,3,&4 No authorized used currently allowed				
05-10-05	06-10-05	ODOT	Josephine	Grants Pass	.5 acres	Vacant	This is a non-conforming lot per Josephine Co and must be sold subject to a lot line adj.	27199	TL 100 is to the North of this lot Can only be offered to adjacent prop owners	Sold	\$39,000	02/27/06	\$125,200
07-29-05	08-29-05	LANDS	Multnomah	Portland	2 acres	Slough	Adjacent landowner desires to purchase	31602-LS	2N,1E,32AD 4429 N Suttle Rd Portland	Sold	\$20,000	05-23-06	\$20,000

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05-18-05	06-18-05	ODOT	Jackson	Jacksonville	5.03	Vacant	Property meets minimum Jackson Co criteria for a home site.	R06180 & R06181	TL200, TS38S, R4W, Sec 25 Variances must be obtained for bldg approval.	Sold	\$160,000	08/01/06	\$160,000
05-18-05	06-18-05	ODOT	Josephine	Murphy	9.46	Vacant gravel quarry & Stockpile site	Property has not been surveyed, but appears to have access to the Applegate River	R19873	TL2300, TS37S, R5W, Sec 20	Sold	\$120,000	03/02/06	\$151,177
07-05-05	08-05-05	ODOT	Union	LaGrande	0.30	Vacant	Landlocked parcel	R7110001	TL 03S-38E-04BD-2100 & 2300 Access restrictions can only be sold to adjoining parcel owner				
07-12-05	08-12-05	PARKS	Clatsop	Hammond	.39	Vacant	Officer's Inn B&B Duplex built in 1905, 3 stories and basemt & 2-car garage	P520 & P540	TL 700 & 800		\$313,900 includes Personal Prop of \$8,900		
08-02-05	09-02-05	ODOT	Douglas	Roseburg	1	Recycling Ctr w/11,000 sf bldg	Leased to Douglas Co for recycling ctr. ODOT owns just the land.	R18737X	TL 01000 and/or TL01000 A-1, Section 12C, TS 27 S, R 6 W	Douglas county would like to purchase land			
08-03-05	09-03-05	ODOT	Malheur	Ontario	5	Bare land, unimproved - Excess right of way	Parcel divided by intersection of Verde Dr and Olds Ferry bypass project.	6822008	10B-14-1 & 10B-14-4 To be sold as assemblage to abutting owner.	Sold	\$71,300	09/30/06	\$78,000

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08-03-05	09-03-05	ODOT	Malheur	Ontario	3.7	Bare land - Excess right of way	Access restricted to Olds Ferry Hwy.	6822-(001,002,003,014)	Includes ODOT files 68222002, 682203 & 6822014 3 parcels to be sold together as assemblage.	Sale Pending			
08-12-05	09-12-05	ODOT	Crook	Prineville	3.06	Vacant bare land	Flat, vacant & undeveloped purchased in 1924 as a filler pit.	RF0013	T15S,R15E, Sec 12, EWM City of Prineville wants this site.	Sold	\$76,500	07/19/06	\$76,500
09-19-05	10-19-05	ODOT	Wallowa	Minam	0.64	Stockpile site	Small triangle of land used by ODOT & Parks as a stockpile site	02628-0	Engineering Station 2029+63 to 2032+80	Sold	\$4,590	08/25/06	\$4,590
10-04-05	11-04-05	ODOT	Jackson	Ashland	3.89	Excess	Adjacent landowner has conditional use approval from Jackson County for a Bed and Breakfast	34888-0	392E31 TL 1000 To be sold to adjacent landowner	Sold	\$80,000	05/04/06	\$91,010
10-18-05	11-18-05	ODOT	Multnomah	Portland	.09	Surplus	Triangular Shaped parcel abuts Murphy Blvd above & behind a retaining wall	6397030	Sec 6, T1S,R1E, WM	Adjacent landowner would like to purchase - No access			
10-18-05	11-18-05	ODOT	Douglas	Curtain	34.2	Excess	Timber parcel along I-5	24134-0	Sec 17,T22S,R4W,WM, TL200	Approved to sell with a 100' buffer strip to preserve the scenic corridor.			

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11-09-05	12-10-05	ODOT	Josephine	Wolf Creek	71	Excess	On East & west side of I-5	10431	Sec 26, T33S, R6W, TL 103	No access to I-5, scenic area & logging restrictions			
11-09-05	12-10-05	ODOT	Josephine	Wolf Creek	144	Excess	On East & west side of I-5	10432	Sec 26, T33S, R6W, TL102	No access to I-5, scenic area & logging restrictions			
11-09-05	12-10-05	ODOT	Lincoln	Waldport	.6	Excess	2 adjacent, unimproved, buildable, residential lots with mature trees & views of Alsea Bay.	56803-0	Sec 18, T13S, R11W, TL 3000 & 3100	unbuildable remainder of lot 3100 to be sold to the Bayview Beachclub subdiv w/ restriction that be used as a park			
11-09-05	12-10-05	ODOT	Deschutes	Bend	.28	Surplus	Off Greenwood Ave, Hwy 20 betwn 11th & 12th Street, Bend	44436-0	T17S,R12E, Sec 33, TL 8700	Access to Greenwood Ave will be from 12th St			
11-09-05	12-10-05	ODOT	Deschutes	Bend	.17	Excess	7,540 sq ft vacant parcel	6436334-0	18 12 05 DC TL 3300 & 3400	Behind Reed Market St interchange sound wall.			
11-09-05	12-10-05	ODOT	Deschutes	Bend	.19	Excess	8,390 St ft vacant parcel	6436335-0	18S,R12E, Sec5, TL 3500	Behind Reed Market St interchange sound wall.			

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11-09-05	12-10-05	ODOT	Deschutes	Bend	.22	Excess	9,505 sq ft vacant parcel	6436339-0	18S,R12E, Sec5, TL 300	Behind Reed Market St interchange sound wall.			
11-16-05	12-17-05	ODOT	Jackson	Gold Hill	60.04	Excess	Old quarry site near Foots Creek. Zone change would be required prior to development.	19245-0	Sec 2, T37S,R4W, TL1600 & Sec 12, T37S,R4W, TL600	Sale Pending			
11-30-05	12-31-05	ODOT	Umatilla	Pendleton	0.73	Sidewalk and pavement along a hwy frontage road	Small Portion of excess right of way . Flat w/ a strip of old sidewalk, a grass/dirt strip and a portion is paved.	RW08623-3	SW 1/4 NW 1/4,S10, T2N, R32E, WM TO be sold as assemblage to adjoining landowner.	Withdrawn	Sale Cancelled		
12-13-05	01-14-06	ODOT	Douglas	Curtain	190	Excess	4 parcels being sold as a unit, timbered, no residences	17694-0	T21S,R4W, Sec 19, WM, TL200, T21S, R4W, Sec 16 WM TL's 200,301,600,700; T21S,R4W, Sec 17 WM TL800	Restrictions			
12-13-05	01-14-06	ODOT	Josephine	Grants Pass	4	Excess	Old stockpile site, vacant land w/trees	09460-2	NW 1/4, SE 1/4, Sec 36,TS35s, R6W, WM	Sale Pending			
12-13-05	01-14-06	ODOT	Linn	Albany	0.18	Excess	Irregular in shape with 2 pedestrian walkways. 9' wide permanent easement.	6294005-1	7th Ave, Albany	No access to or from Santiam Rd or Geary St.			

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12-22-05	01-22-06	ODOT	Josephine	Wolf Creek	43	Vacant	Stockpile Site West of I-5, N of Sunny Valley interchange	10126-0	Sec2, TS34S, R6W, Wm TL400	ODOT will retain the southern tip of tax lot for use as an active stockpile site.			
01-11-06	02-11-06	ODOT	Clatsop	Warrenton	.44	Surplus	Fairly level parcel with drainage ditch that runs along Hwy 101 & has a drainage collection pool on N/NE corner.	7023012-0	US 101 Bus SE 5th St-12th St	Access will be from 7th St only			
01-11-06	02-11-06	ODOT	Clatsop	Warrenton	.36	Surplus	Flat level, long & narrow parcel.	7023004-3	T8N, R10W, Sec 22 DD WM Permanent easements for slopes, drainage, water, gas, electric and commun	Sold	\$135,000	09/12/06	\$140,000
01-11-06	02-11-06	ODOT	Clatsop	Warrenton	.18	Surplus-Excess	Small, landlocked parcel.	7023006-0	US 101 at Marlin Ave Will be direct sale to the adjoining property	Not available to Public			
01/23/06	02/23/06	ODOT	Malheur	Vale	.5050510	Surplus	Formerly used as roadbed and assoc right of way for hwy 26 access ramp. Asphalt & grass	21116	Parcel bisects block 19 assessors map 18 45 20D				

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01/23/06	02/23/06	ODOT	Umatilla	Milton Freewater	0.532512	Surplus	Portion of the lot formerly occupied by the Amer Legion post . Level and unimproved	7121001-0	Landlocked - ODOT will offer to 3 abutting landowners.				
01/30/06	03/02/06	ODOT	Union	LaGrande	1.14	Roadway	Portion of Shops Road / Mulholland Dr in the City of LaGrande. Used for access to maint station.	7086002-00	Transfer to Union County to become a public roadway known as Mullholland Drive.				
02/08/06	03/11/06	ODOT	Douglas	Drain	82	Surplus	East of I-5 between the Drain and Curtain Interchanges.	18001-0	Property has no access to I-5 and is land-locked by 2 abutting properties				
02/14/06	03/17/06	Univ of OR	Lane	Eugene	20.57	Student Housing	404 unit apartment complex	2065 W 16th Way	Would like buyer to provide housing for students as well as Eugene Residents	Sold	\$16.5M	08-31-06	\$18.45M
02-24-06	03-27-06	ODOT	Klamath	Klamath Falls	.30	Right of Way	1900 Block of Tunnel St	23064-0	Properties to be sold "as is".				
02-28-06	03-31-06	OUS	Washington	Hillsboro	11.5	Education Facility	18640 NW Walker Rd Hillsboro, OR	Capital Center	Owned 62% by OUS and 38% by Port Comm Coll				
03-01-06	04-01-06	ODOT	Lane	Veneta	0.51	Landscaping green space	NE corner of intersection of Route F & OR Terr Hwy	12648-0	Adjacent property owner wishes to purchase (shopg ctr)				

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03-08-06	04-08-06	ODOT	Lane	Coburg	19.39	Excess	Purchased in 1957 to be used as a quarry site	25984-0	Owners of developed properties will challenge any app by ODOT to develop a quarry in their backyard				
03-21-06		LANDS					No notice - Futile Act			Exchange to Coquille Tribe and Coquille Econ Dev Corp			
03-22-06	04-22-06	ODOT	Douglas	Scott's Vly	16.86	Excess	Excess Timber land East of I-5 at Scott's Valley	19102-0	Parcel is land-locked and is only saleable to the two abutting owners				
05-10-06	06-11-06	ODOT	Marion	Salem	2.22 acres	Vacant	Unimproved nearly level and gently slopes towards the wetland mitigation area.	R6027132-0	8,000 SF of 2.22 acres is being sold. The area not being sold is an active wetland mitigation site.	Sale Pending			
05-10-06	06-11-06	PARKS	Marion	Keizer	39	Farm Lease	Land leased to adjacent property owner	Keizer 39 acre	Land will be traded to lessee for adjacent land more suitable for park.				
05-23-06	06-23-06	ODOT	Jackson	Medford	1.45	Vacant	Landlocked and has only one abutting owner.	R39405	Landlocked - ODOT will offer to Rogue Regency Inn				
05-26-06	06-26-06	ODOT	Deschutes	Bend	.80	Excess	An odd-shaped parcel with a slight slope located in a residential area behind sound wall.	6436337-1	ODOT will retain a 10 ft easement along the back side of the sound wall.				

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06-05-06	07-06-06	ODOT	Jackson	Shady Cove	24.0	Vacant	Vacant gravel bar - no materials value	11520-0	Property to be sold by direct sale to the City of Shady Cove for a city park				
06-13-06	07-14-06	LANDS	Lane	Eugene	2.62	Vacant	Agricultural land uncultivated unimproved	Lane County	Quitclaim to Douglas L. Melevin to clear title				
06-20-06	07-21-06	OSU	Benton	Corvallis	1.18	Vacant	Not usable to OSU	3415 NE Granger	Ag Dept would like to sell to adjacent land owner and use funds to construct a pole bldg for storage	Sold	\$4,800	07/24/06	
06-20-06	07-21-06	ODOT	Jackson	Medford	.5	Vacant	Landlocked - Comfort Inn	6916022-0	Parcel to be sold to Comfort Inn for parking				
06-20-06	07-21-06	ODOT	Douglas	Glendale	15	Excess	SE of Glendale Junc off I-5	36714-0	Heavily forested. May support a residence				
06-22-06	07-23-06	ODOT	Benton	Corvallis	1.2	Vacant stockpile site	Level, unimproved, rhomboid shaped lot off hwy 20 on S side of rd.	08124-0	Bordered on So & West by Starker Forest property				
07-11-06	08-11-06	ODOT	Columbia	Reuben	11.2	Vacant	bare land, unimproved Acquired 1950 not dev as a quarry	14986-1	Portion of Goble Prospect Quarry Material site OR-05-007-1				
07-21-06	08-21-06	ODOT	Jackson	Talent	0.38	Right of Way	SE of intersection of W Valley View Rd and Rogue Vly Hwy in Talent	04559-0	To be sold to adjacent property owner.				

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07-28-06	08-28-06	ODOT	Deschutes	Redmond	.09	Vacant	Vacant level lot located on a one-way street	7085-034	No access onto Glacier Avenue				
07-28-06	08-28-06	ODOT	Deschutes	Redmond	.05	Vacant	Vacant level lot located on a one-way street	7085-037	No access onto Glacier Avenue				
07-28-06	08-28-06	ODOT	Deschutes	Redmond	.07	Vacant	Vacant level lot located on a one-way street	7085-038	No access onto Glacier Avenue				
08-04-06	09-04-06	ODOT	Josephine	Grants Pass	.79	Vacant	Landlocked & will be sold to abutting property owner	57406-0	Land locked & will be sold to abutting property owner by Fire Mountain Gems	Sold			
08-07-06	09-07-06	ODOT	Lane	Eugene	4.72	Storage & portion vacant	One structure currently occupied under lease to ODOT motor carrier div	14785-0	Property will be sold AS IS	Sale Pending			
08-16-06	09-16-06	ODOT	Jefferson	Madras	.26	Vacant	Landlocked parcel North of McDonalds at 308 N Fifth St, Madras	7152012	McDonalds has expressed a desire to purchase				
08-28-06	09-28-06	ODOT	Lane	Creswell	32.28	Vacant	Undeveloped, fairly level property that borders the Creswell airport	R20495	Will be a direct sale to the City of Creswell				

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09-12-06	10-13-06	ODOT	Douglas	N/A	.27	Vacant	Excess right of way	R19485	Exclusive use easement to be sold to abutting property owner for access to John Long County Road				
09-28-06	10-29-06	ODOT	Clackamas	N/A	3.14	Vacant	The northern parcel of tax lot 300.	21880A-0	Clackamas County has made a request to buy this property. ODOT will retain approx 70ft .	Sale Pending			
10-03-06	11-03-06	DAS	Multnomah	Portland	0.40	Parking Lot	Housing Authority had made a request to buy this property for Humboldt Gardens project	Humboldt Gardens	DAS will retain an easement for 30 parking spaces which is part of the Albina State Office Bldg complex.				
10-24-06	11-14-06	OUS	Multnomah	Portland	.09	Parking Lot	Small irregular shaped lot at 522 W/SW Jackson	R246247	Tri-Met is seeking acquisition as staging area and future light rail project				
10-26-05	11-26-06	DSL	Columbia	Rainier	1.26	Water Habitat	Quite water habitat on Columbia River	Columbia County	DSL proposes to sell to adjacent landowner, Teevin Investment	Sale Pending	Teevin Inv Co		\$35,000
11-13-06	12-14-06	ODOT	Jackson	Jacksonville	3.16	Service	Intersection of Hwy 238 and Hamilton Rd. T38S, R3W, Sec 28, TL 2000	15029-0	Property is landlocked and must be sold to one of the two abutting landowners				
12-01-06	01-01-07	ODOT	Clatsop	Astoria	0.362	Excess Right of way	Portion of TL 8-10-28CB-1200. Title disputed.	09997-2	Property to be quitclaimed to the City of Astoria.				

2006 PUBLIC LANDS ADVISORY COMMITTEE REPORT

Date Sent	Due Date	Agency	County	City	Prop size (+/-)	Current use	Desc	ODOT File Number	Comments	Status	Appraised Value	Date Sold	Sale Price
12-04-06	01-04-07	DOC	Marion	Salem	1.73	DoC Central Warehouse	SW corner of TL 3400, T7S, R2W, Sec 30	Fire Station	Parcel will be sold to the City of Salem for a new fire station	Sale Pending	City of Salem		
12-18-06	01-18-07	ODOT	Multnomah	Portland	0.14	Vacant Land	NE 77th-78th S side of I-84	14660-0	Restrictions - Next to sound wall on S side of I-84				
12-22-06	01-22-07	ODOT	Multnomah	Fairview	0.8	Vacant Land formerly hwy ramp	N side of I-84, east of 207th Interchange	16104-2	Landlocked - No access to highway				

12. Appendix G Land Classifications

Appendix G

The 1973 land classifications, from the DAS Policy manual

Land is classified in 5 classes: (1973)

Class 1 – Adequate institutional use is presently being made of the property and no change is recommended unless institutional programs are altered.

Class 2 – There are indications it may be needed for state use and should not be sold. Should be leased under a program most beneficial to the state and including a right-of-withdrawal clause.

Class 3 – Using agency indicates desirability of retention. Land Advisory Committee should periodically review and determine validity of retention or reclassify to class 4 or 5.

Class 4 – Surplus to any state agency needs but because of location or market reasons it should be retained and leased for a period not to exceed 3 years, subject to sale when market conditions warrant.

Class 5 – Surplus to any state agency needs. Should be sold.
