

DEPARTMENT OF ADMINISTRATIVE SERVICES
Agency Land Ownership and Management Practices
PLAC PRESENTATIONS 2005

Agency	Department of Forestry	Department of Transportation	Department of State Lands	Department of Fish & Wildlife	Oregon Youth Authority	Department of Corrections	Department of Administrative Services
Questions							
1. Agency Mission	To serve by protecting, managing and promoting stewardship of Oregon's forests to enhance environmental, economic and community sustainability.	To provide a safe, efficient transportation system that supports economic opportunity and livable communities in Oregon.	To ensure a legacy for Oregonians & their public schools through sound stewardship of lands, wetlands & waterways granted at statehood, unclaimed properties estates & the Common School Funds.	To protect & enhance Oregon's fish & wildlife & their habitats for the use & enjoyment by present & future generations.	To protect the public by holding youth offenders accountable & providing opportunities for reformation. The needs for land are mostly for secure youth correctional facilities and transition camps.	To promote public safety by holding offenders accountable for their actions & reducing the risk of future criminal behavior.	To provide leadership and accountability in the sound delivery of state government services to Oregonians. The Facilities Division "Acquires and maintains leased and owned properties for state government "
2. Agency Property	926.66 acres (Admin sites)	167,380 acres	133,000 acres forest 638,000 acres rangeland 5,700 acres ag land 800,000 acres waterways and Territorial Seas All state-owned mineral rights.	140,595 acres (owned) 65,598 acres (easements) 230,773 acres (mgnt agreements)	351.49 acres	4,627.29 acres	198 acres
3. Statutory Authority to own land	ORS 526.166 ORS 526.168	ORS 366.220	ORS 273.245	ORS 496.146(1)(7)(8) ORS 506.201(1) ORS 506.321	ORS 270.020 ORS 420A.100	ORS 179.050	ORS 270.
4. Authority to buy and sell land	ORS 526.041 ORS 526.198	ORS 366.320 ORS 366.395		See above	See above	ORS 179.050 ORS 179.745	ORS 270
5. Restrictions on sale	1 2	2 (Highway Trust Fund)	2 (Common School Fund) or reinvestment in other lands.	1, 2 3, 4	Four properties purchased w/ COP's – any sale proceeds would go to debt.	1, or Mill Creek proceeds to Oregon Cultural Trust	
6. Agency's land correctly ID'd on DAS database?	Yes	No – ODOT has thousands of parcels not yet entered into ODOT database.		Yes	Yes	Yes	Yes
7. Criteria used in deciding to keep or sell.	Location, Adequacy of current site, Availability of alternate sites, Functional obsolescence.	If parcel not needed for present or future road, it can be declared surplus	Asset Management Plan allows for sale of scattered, isolated, unleased parcels – inefficient & uneconomical to manage.	Multi-faceted, comprehensive system with field staff ranking and criteria.	Does the property contribute significantly to mission: locations for permanent sites, and adequate buffers.	Location, adequacy of site, facilities on site adequate to meet current operations, effectiveness of asset protection activities.	If parcel is not needed for present or future use, it can be declared surplus after internal staff review and Administrator OK.
8. Property held in reserve?	19.83 acres in Clatsop, Marion and Clackamas.	Very little held for future use.		None	None	Yes 319 acre parcel in White City, & 241 acre parcel in Junction City for future prison site.	None
9.a Does agency have surplus land. b. Is it properly classified in DAS database? c. If not, why not?	a. Yes b. No c. Too recent		a. Yes	a. Yes b. No, c. Insufficient budget resources to pay for transaction costs.	a. No	Yes – Mill Creek Industrial Site property.	a. No b. Yes
10. Describe surplus land ID process	Same as #7 – very few surplus sites, so process is individualized.	See Separate ODOT Surplus Flow Chart – ODOT has a well developed process. Can take 6 to 12 mos.		Same as #7 – process takes about 9 months	OYA has no surplus property now.	Same as #7 – process if vacant, about 1 year, otherwise, up to seven years.	Same as #7 – process can be a short as 3 months. Note: DAS does not normally own surplus land. It purchases land for specific projects, and actual project footprint

<p>What suggestions would you make to PLAC in developing Statewide criteria for property that is in use, held in reserve, and surplus?</p>	<p>Develop a process to accurately ID property needed by agency as well as surplus to agency needs. Require FMV on agency sales.</p>	<p>1. ODF&W recommend increasing the holding period for lands held for future use from 3 years to 5 years. ODF&W recommends reconvening the all agency PM committee. 3 Recommends a fourth category of land – unmarketable or uneconomic to sell.</p>	<p>may be less than ownership, leaving an unused portion. This is rare.</p> <p>1. Need a better way to get property exposed to market than current ORS 270.130 (publication of notice of sale for 3 weeks). Suggest combining with a DSL type auction to generate highest value to State.</p> <p>2. Need a way for Agency's to identify parcels containing some surplus component within a 'in-use' parcel.</p>
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1 – Restriction on Sale – Requires property be returned to original owner if not used for fire protection purposes

2 – Restriction on Sale – requires proceeds be returned to fund that purchased the property

3 – Restriction on Sale – ORS 506.201: revenues from sale of state land used for the protection, propagation or preservation of food fish must be turned over to the General Fund.

4 – Restriction of Sale – If federal funds are used to purchase land, then upon sale the proportionate share must be refunded to the original federal source.