

DEPARTMENT OF ADMINISTRATIVE SERVICES
Agency Land Ownership and Disposition Practices
PLAC PRESENTATIONS FOR 2006

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	Department of Parks & Recreation
Questions								
A. PAST SALES ACTIVITY								
1. How many parcels were sold in past 3-5 years?	ODF is not in the business of selling forests land, although it does do exchanges. Two parcels have been sold – one admin site in Veneta, and one forest site for property line resolution	ODOT has a vigorous program of selling surplus land, but despite having the largest real estate staff of any agency, still struggles to meet goals. They sold 47 parcels in 2003-05, & 46 parcels in 2005-present.	One mineral rights only parcel in 2003-05, & 12 parcels so far in 2005-07.	None- ODF&W reports that it sold no land in last biennium	None – OYA is not in the business of selling land	Aside from the Mill Creek lands being marketed by DAS, DoC had 2 land sales in 2005-6, both farm land portions on Salem prison sites sold to political subdivisions. Also leases 213 acres in Salem to DPSST.	None – but DAS sold parcels on behalf of other agencies, such as Damasch Hosp., and the Silverton site for OECDD	Parks is not in the business of selling Park land. But in 2003-2005, it had 3 transactions, for \$390,469, and in 2005-2007 it had 2 transactions for \$3,531,000. These were Officers Inn at Ft Stephens, and “U” Ave interchange in Redmond.
2. Did sales revenues go to the General Fund, or elsewhere?	Veneta proceeds will go to a replacement site, and forest proceeds to Clatsop County & to ODF (ORS 530.110) for redemption of Forest bonds, etc.	All sale proceeds went to the constitutionally dedicated Highway Trust Fund	All sale proceeds went to Common School Fund.	No sales reported – proceeds of any sale would go to according to original funding source. If land not donated or if no federal funds, proceeds might go to Fish & Wildlife Fund.	None	Sale proceeds went to DoC Property Maintenance fund and to CDC Environmental projects.	Sale proceeds went as directed by the Legislature (Damasch, Fairview), or to OECDD.	Sale proceeds, by statute, went to Parks Donation Trust Fund for future land acquisition and development.
B FUTURE SALES ACTIVITY								
3. How many ‘in reserve’ and ‘surplus’ parcels plan to sell within 10 years?	ODF has no Forest sites on either list, and has 4 Admin sites on Reserve list, which will be reused, or used as trade stock for exchanges for other forest land. One administrative parcel in Veneta is now leased to the City for a sports field, and DoF plans to sell it to the City.	ODOT expects to sell 400-500 parcels.	DSL lists all of its land as ‘in use’. However, draft Asset Mngt Plan will evaluate about 15,000 acres of isolated unleased rangeland parcels, and 12,000 acres of scattered forest tracts for sale. DSL runs a continuing program of identifying lands that they think are underutilized, unleased, isolated rangelands, or small tracts of forest land that have not been producing income. They put them on a list, evaluate them to determine if there is any public interest, and then put them up for sale, mostly through public auction.	ODF&W list no lands as “in reserve” or “surplus”. They only expect to deed out lands in unusual circumstances, i.e. if necessary to settle a court case. They prefer to exchange lands of similar value.	OYA has no currently identified surplus land, and has no plans to sell any land.	None - Mill Creek Industrial Site lands (620± acres) are being marketed by DAS. But, DoC has 257 acres south of Corban College & east of Dear Park Rd., and another 60 ± acres between Turner Rd and Gath Rd. that are undeveloped. They also have 180 acres ± south of Turner Rd at Mill Creek Correctional Facility that is in the 100 year flood plain & thus unbuildable.	DAS is selling lands on behalf of DoC (Mill Creek), and may become involved in the sale of the Oregon State Hospital on behalf of DHS, and is currently preparing a sale to HAP on its own behalf of the parking lot at the Albina State Office Building. This latter property is ‘in use’, and HAP will be required to provide alternative parking as a condition before we declare it surplus. DAS is currently selling the excess lands at Springfield Motor Pool, and will market the Eugene Motor Pool in 2007.	None – the planning unit is continually looking at master plans, but Parks doesn’t expect additional land sales.
4. How many ‘in reserve’ & ‘surplus’ parcels will be moved into ‘in use’ by June 2009? What happens to the rest?	Two parcels will be moved from ‘in reserve’ to ‘in use’, and other two will be traded or reused if possible.	ODOT expects to move approx. 150 parcels from ‘in reserve’ to ‘surplus’ by end of next biennium. No indication of what will be moved to ‘in use’ category.	DSL will be guided by its Asset Management Plan for the next ten years in rebalancing its real estate portfolio. It is trying to increase the overall value of their portfolio, and increase the revenue stream to the Common School Fund. All parcels are considered ‘in	ODF&W parcels are all listed as “in use”.	Development activity adjacent to OYA lands may require reclassification to allow exchanges or sales. One example was Hillcrest in Salem, where development pressure may require rebalancing the buffer around the youth facility.	Except for the Deer Ridge site in Madras, which will be ‘in use’ in 2007-2009, the two current ‘in reserve’ sites will stay on the list until the land is used for new prisons The bare land is currently leased out to farmers.	None	None

use' until a review shows a benefit in disposing of them.

C. ISSUES & AGENCY RECOMMENDATIONS

5. Should we have a new classification of land?	Current classifications are sufficient.	ODOT suggests creation of an 'uneconomic remainder' category, that might later allow for a streamlined surplus process to remove them from inventory. ODOT indicates it must sell at assessed fair market value. What then about uneconomic remainders?	ODF&W had several recommendations for new land classifications, as follows: In Reserve - Potential Construction – self explanatory In Reserve - Potential Trade Surplus - Uneconomic Remnant; <i>Problem Uneconomic Remnant</i> ; Surplus - Landlocked – <i>No legal access. Physical access should be absent</i> ; Surplus - Landlocked – <i>Legal access. No physical access. Uneconomic remnant.</i> Surplus - Not Landlocked – <i>Legal access. Physical access. Physical access unsafe.</i>	Current classifications are sufficient.	DoC may want an 'unbuildable' category.	Current classifications are sufficient. Subtle gradations can be made in the comments section.	Current classifications are sufficient.	
6. What statutory or other constraints on sale?	For land exchanges, would be more efficient if ODF were exempt from OAR 125-045 notice requirements. <i>Staff comment: the new 'futile act' exception may resolve this.</i>	ODOT does not have all of its land on a database, and thus must spend considerable staff time and research to respond to excess property questions from citizens, legislators, contractors and other agencies. ODOT is consolidating it's files, but will not be done before 2007 or later.	Need a value limit or special exception to a land sale that would not trigger the DAS process, particularly when the State Land Board must make the final sale decision. <i>Staff comment: the new 'futile act' exception may resolve part of this.</i>	None listed.	Existing process to sell land is reasonable.	None	<ul style="list-style-type: none"> a. there should be a time limit on how long an agency/political entity can decide to buy State land. b. An agency should be able to charge an administrative fee when someone asks if a parcel is available for purchase. c. DAS should be able to market property, or auction it, like ODOT, simultaneous with advertising it under ORS 270-130 	Anything to reduce the costs of small transactions would benefit every agency. Federal regulations in terms of acquisition have moved to reduced appraisal method for properties valued up to \$10,000. Recordkeeping is an issue
7. Better ways to get surplus lands into private ownership?	Selling land is not regularly done by ODF – no suggestions. Most ODF forest land transactions are exchanges, lot line adjustments or the like.	Selling land in mass once a year on eBay, like DAS does for surplus personal property. An electronic notification subscription of upcoming excess land sales using an email alias going out to brokers, Chambers of Commerce, industry	DSL sells many parcels at public auction, w/ open competitive sealed bid process, with good advertising through public meetings, website, bid packets. Good results. They attempt to recover not only the appraised value, but also the costs of sale (appraisal,	None listed.	None	None	Endorse the suggestions of DSL and ODOT.	Parks rarely has surplus land.

bulletins, etc.

advertising). They are allowed by law to sell on contract (5- years). They watch what sister agencies in other states do.
