

# Public Lands Advisory Committee

<b>Meeting Date:</b>	April 27, 2023
<b>Time:</b>	1:30 pm to 3:00 pm
<b>Location:</b>	Virtual By Microsoft Teams
<b>Committee Members Present:</b>	John Brown, Chair Sara King, Real Estate Management Brady Ricks, EAM Real Estate Services Manager Jennifer Blake, Exec Branch #2
<b>Committee Members Absent:</b>	Bill Hansell, State Senator Mark Meek, State Senator
<b>Staff:</b>	Robert Underwood, DAS
<b>Presenters:</b>	Cuong Nguyen, ODOT

<b>Committee Administration</b>
Chair John Brown called the meeting to order at 1:40 pm.
Approval of minutes from previous meeting - approved
Call for Public Comment – none received
<b>Property Acquisitions &amp; Dispositions</b>
<p>1. Oregon Department of Transportation / Baker City Cell Tower – Disposition Presented by Cuong Nguyen, ODOT</p> <p>ODOT presented a proposal for the disposal of a cell tower lease and related easements, on part of a 22-acre property formerly part of the Baker maintenance station. The property was declared surplus in 2020 and appraised for \$676,000 in November 2021, including the value of the cell tower ground lease. An auction in December 2022 failed to produce any offers, but subsequently an offer for \$200,000 was received and rejected.</p> <p>An offer of \$438,480 for the cell tower lease has been received, ODOT has assessed the impact of selling the lease to the value of the remainder of the parcel and believes the offer to be a good value to ODOT.</p> <p>Discussion of the transaction included: Potential inconvenience to future development and impact to value of the parcel from location of access road easement. General parcel attributes and topography and likely development areas, including potential opportunity for housing development.</p> <p><b>PLAC recommendation:</b> Report accepted with a recommendation to move forward with the transaction, PLAC also supported the opportunity to dispose of the remainder of the parcel at a price below the previous appraised value due to the transfer of the cell tower lease value. This parcel was noted as a possible affordable housing location, which ODOT will explore as part of their disposal plans.</p>

<b>General Discussion</b>
Discussion Senator Meek will retain his position on the Committee and Senator Hansell will step down, to be replaced by a Representative member.
Adjournment Meeting adjourned at 2:00 p.m.

**Next meeting:**

July 27, 2023

1:30 pm to 3:30 pm