

Oregon Parks and Recreation Commission

November 16, 2022

Agenda Item: 5c **Action**
Public Comment Allowed: **Yes**
Topic: Frenchglen – Ross Acquisition
Presented by: Kammie Bunes, Property Agent

The small town of Frenchglen is located in Harney County, at the southern extent of the Malheur National Wildlife Refuge. As the gateway to Steens Mountain and the Alvord Desert, Frenchglen attracts tourists and outdoor recreationists from throughout Oregon and beyond.

The Frenchglen Hotel was built around 1924, primarily to accommodate travelers who otherwise depended upon the hospitality of a nearby ranch. The Civilian Conservation Corps built an addition to the hotel in 1938. Oregon Department of Transportation (ODOT) acquired the hotel in 1973 and a simple wayside was created. The hotel was listed on the National Register of Historic Places in 1984. OPRD became official owners in 1996.

The historic hotel has always been run by concessionaires. John Ross took on the operation in 1991, initially living within the hotel. He purchased the adjacent four acres and built himself a residence, along with a second building, Drover's Inn, offering five rental units for overflow accommodations, or for those preferring more modern facilities. The addition of the residence provided a private space for Mr. Ross and the additional rooms enhanced his business. It also enhanced concession income to ORPD by freeing up the room he initially occupied for paying guests, and by increasing meal and beverage sales from the Hotel kitchen. After three decades, Mr. Ross notified OPRD he would be retiring and leaving the area. OPRD staff are recommending purchase of Mr. Ross's property in order to provide a comfortable home and adequate income for the next concessionaire and to further increase concession income for the department through addition of five rental rooms. The Ross property includes two taxlots, each approximately two acres. Improvements total 3,100 square feet, plus a 784 square foot detached garage.

Prior Action by Commission: February 2022 (Information); September 2022 (Information)

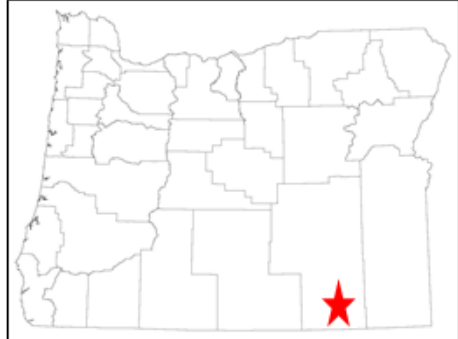
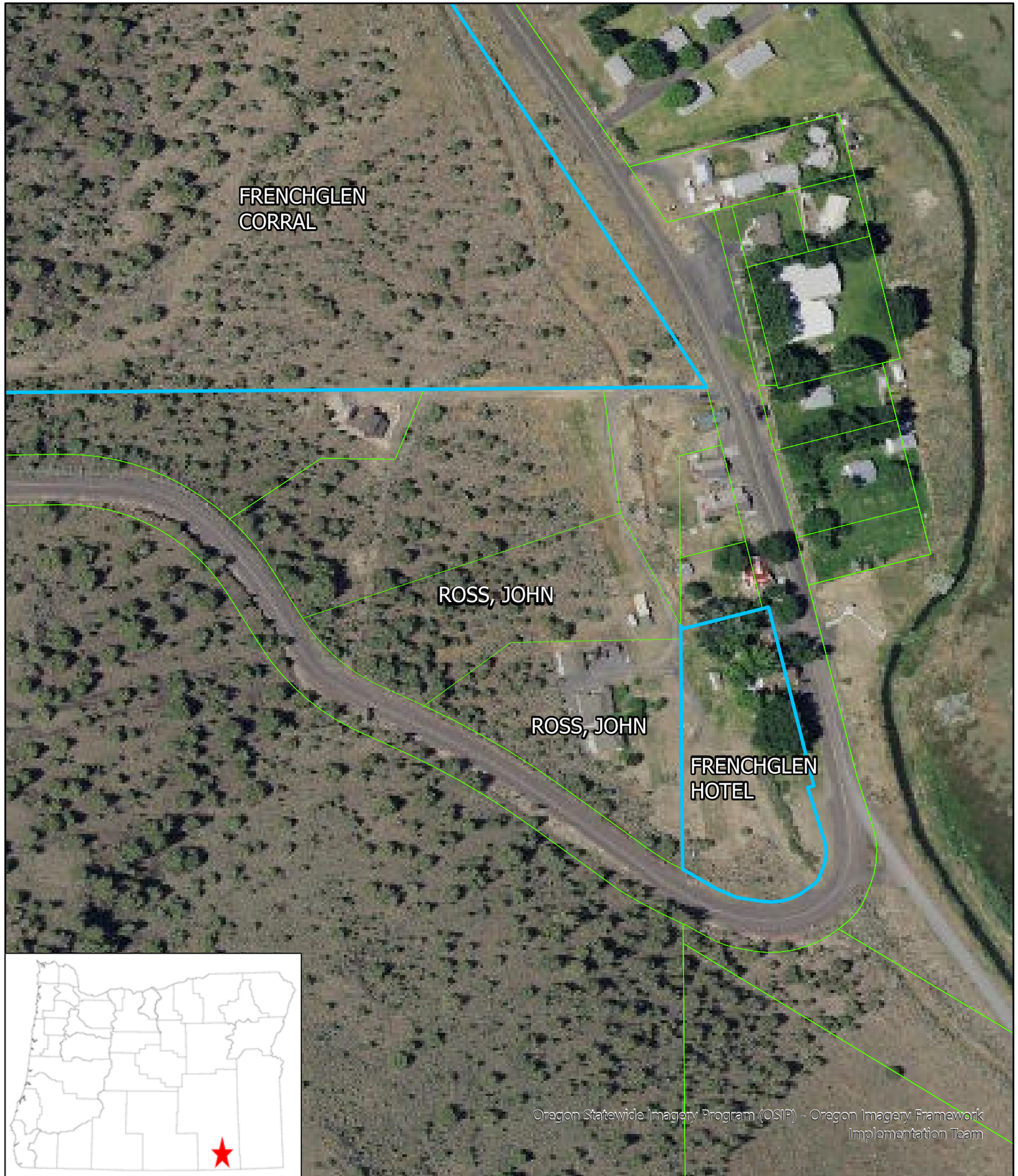
Action Requested: Approve acquisition of the Ross property at Frenchglen, for the negotiated purchase price of \$715,000 which is 5.9% above the appraised value.

Attachments: 5c - Attachment A - Map

Prepared by: Kammie Bunes

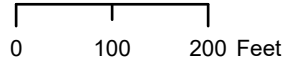
5c - Frenchglen - Ross Acquisition

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Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

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David.Quillin 1/31/2022

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