PROPERTY MANAGEMENT
INCOME GENERATION

Mike Stone, Oregon Dept. of Transportation
HOW MUCH “RIGHT OF WAY” IS THERE?

ODOT “controlled” acreage is about:

- 73,400 acres of state highway

  plus

- 35,600 acres of maintenance sites, stockpile sites, quarries, excess property, administrative sites, etc.

- Total of about 109,000 acres
HOW MUCH “RIGHT OF WAY” IS THERE?

- 8,029 miles of state highways
- 33,072 miles of county roads
- 10,867 miles of city streets
- 22,540 miles of “other roads”...
- 74,508 **Total** miles of highways, streets and roads

Plus...

- 7,734 total bridges statewide
- 2,377 miles of rail track
- 90 public use & 7 commercial airports
- 23 marine ports
HOW DOES ODOT OWN PROPERTY?

- In fee title interest
- By resolution
  (Title type can vary depending on the resolution or what was transferred)
- By easement
- By permit
- By license
- By lease/rental
The resources of the Department of Transportation are constitutionally dedicated to the Highway Trust Fund under the Oregon Constitution.

This fact of law controls us to a large degree.

However, the way we ultimately dispose of property may also be dependent on how we acquired it. (e.g. resolution, easement etc.)
HOW MUCH REVENUE DO WE GENERATE?

Sales Revenue: $6,210,981
Other Revenue: $5,075,670
Revenue Over Goal: $2,286,651
Total Revenue: $11,286,651

Sales Revenue is $6,210,981, Other Revenue is $5,075,670, Revenue Over Goal is $2,286,651, and the Total Revenue is $11,286,651.
HOW DOES ODOT GENERATE INCOME?

For the current fiscal cycle (Beginning July 1, 2013)

- Sales (41 @ $1000 to $1.78 Million)
- Leases (186)
- Rentals (13)
- Land Use Permits (177)
- Land Sale Contracts (4)
WAYS TO USE ODOT PROPERTY (FOR FREE)

- Leases/rentals to third parties
- Encroachments
- Miscellaneous Permits
- Intergovernmental Agreements
- Deeds with “reversionary clauses”
PROPERTY LEASES

- Property Leases in the RW for recreation, parking, storage etc.
- Common uses
- Income Generation
PARK SPACES

City of Medford, OR & I-5
HOW DOES ODOT DISPOSE OF PROPERTY?

- **Abandonment** - Process to release or give up a less than fee title property interest that the State holds via a County Resolution.

- **Jurisdictional Transfer** - ODOT may exchange real property in a manner that will serve the interests of the State and most adequately conserve highway funds.

- **Relinquishment** - Conveyance of a fee title (and/or easement) property interest that was acquired by the State, usually for a project, to an Local Public Agency for public road purposes.

- **Surplus Property Process** - Once the Department has formally determined excess property is no longer needed, it can be declared as surplus property and can be sold through the Property Management Unit, Right of Way Section.
How about a Surplus Evaluation Committee?

There are challenges at ODOT because the delegations of authority over property are somewhat fractured.
NEW TECHNOLOGY (RITS<sub>PM</sub>)
In 2008, the Oregon Department of Transportation embarked on an historic initiative…

...to build the first Solar Highway project in Oregon and the nation.

Oregon’s transportation system uses almost 50 million kilowatt hours annually at a cost of more than $4 million.
OREGON SOLAR HIGHWAY PROJECT

- ODOT has more than 19,000 lane miles of right-of-way.
- Solar arrays on less than 1% of that could supply all 50 million kilowatt hours ODOT uses annually.
OREGON SOLAR HIGHWAY PROJECT

Baldock Rest Area

Cost approximately $10 million to build

- Public/Private partnership that involves private financing, tax credits and public investment.

- 6.4 acres east side of rest area
- Aprox. 7,000 solar panels
- 1.75 MW producing 1,900,000 kWh
West Coast Electric Highway
Grand Opening
March 16, 2012 - Central Point, Oregon
ELETric VEhicle (EV) ChARGING STATIONS

Evolving Area!
WRAP-UP...

- A lot is going on...
- Connected vehicles may spur need to have near field antennae's or wireless equipment in the right of way. (Lease income?)
- Other alternative energy sources may require the use of our property.
- Reduced revenues may mean more aggressive discovery & lease/sale of agency excess property.
- New technology is making management of property easier.
THANK YOU FOR YOUR TIME!

Questions?

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