



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: Wednesday, March 2, 2022

SUBJECT: Consideration of Board Signature of a Memorandum of Understanding for the Central Oregon Ready, Responsive, Resilient known as CORE3; formally known as the Regional Emergency Services Training and Coordination Center (RESTCC).

RECOMMENDED MOTION:

Consideration of Board Signature of Document Number 2022-217, a Memorandum of Understanding for CORE3.

BACKGROUND AND POLICY IMPLICATIONS:

Deschutes County owns a +/- 1,800-acre tract of land in Redmond, which was acquired by a federal land patent in 1965. The property known as Map and Tax Lot 1513000000103 borders Hwy 126 to the south and NE Upas Avenue to the north, various roads and undeveloped property to the west and undeveloped Bureau of Land Management (BLM) property to the east.

Several years ago, it was regionally recognized that Central Oregon lacked a dedicated, multi-agency coordination center for emergency operations. Further, Central Oregon has insufficient facilities to meet existing, mandatory training needs of local, state, and federal public safety personnel and lacks an adequate backup 911-center with redundant emergency dispatch capabilities. As a result, a team of stakeholders from partner agencies and districts, including first responders, was created to evaluate the feasibility of developing such a facility to support these needs in Central Oregon. Through this process, a Strategic Business Plan (SBP) for the Central Oregon Regional Emergency Services Training and Coordination Center (RESTCC) was drafted, which outlined the vision and conceptual design of the project and included multiple facilities in a campus setting. Note: RESTCC was recently rebranded to Central Oregon Ready, Responsive, Resilient (CORE3) and will be referred to as CORE3 hereinafter.

During the development of the SBP, several factors were weighed and taken into consideration while evaluating potential sites for the CORE3 project. Some considerations included: 1) In the event of a major natural disaster such as a Cascadia Subduction Zone event, Redmond and the Redmond Airport have been envisioned as a primary staging ground for statewide rescue and recovery operations; 2) In the first weeks and months after a catastrophic event, recognizing the potential opportunity for CORE3 to play a role for continuity of state government functions. As an outcome of the evaluation, property located on Tax Lot 00103 was identified as a possible location due to the proximity to the City of Redmond and Redmond Airport. More specifically, property previously occupied by the Old Rod & Gun Club and surrounding acreage, which is located just north of Highway 126.

On December 1, 2021, members of the CORE3 project team presented a project update to your Board, which included the discussion of a draft Memorandum of Understanding (MOU) and to request the Board's consideration to reserve +/- 300-acres for the project. The MOU outlines and memorializes the project's partnerships including multiple agencies, districts and other stakeholders to work collaboratively to support the anticipated development known as CORE3. At that time, your Board indicated its support and agreement to reserve 300-acres, and requested a third-party appraisal to determine the value of the property and to reference said value in the MOU.

An appraisal was completed January 2022 with a property value* of \$16,300,000 or \$54,450/acre (rounded to the nearest \$100,000). *Note: The property will require annexation to the City of Redmond and to be added to the Urban Growth Boundary (UGB). The zoning for the purpose of CORE3 will be Public Facility (PF), which does not have economic value. Therefore, the appraised value is based on hypothetical economic zoning of heavy and/or light industrial.

The updated MOU includes the appraised value of the property and the County's support and agreement to reserve +/- 300-acres for the project. Partner agencies, districts and other stakeholders have signed the MOU.

BUDGET IMPACTS:

\$16,300,000 or \$54,450/acres (rounded to the nearest \$100,000); see Note above.

ATTENDANCE:

Kristie Bollinger, Property Manager