ODOT-ALBINA VISION TRUST PARTNERSHIP: WORK PLAN UPDATE
MAY 14, 2024

About the Work Plan

The March 14, 2024 OTC Resolution accomplishes three primary outcomes:

1. Creates a work plan between ODOT and AVT to "to jointly explore options for the highway cover governance and future ownership of surplus lands associated with the Project."

2. Identifies a gap between current process and procedures and the intended restorative justice goals of the Project. To address this gap, the resolution directs ODOT and AVT to collaboratively "determine what law and regulatory changes are needed to provide AVT with those rights" and directs ODOT to "work in partnership with AVT [...] towards mutually-agreed upon regulatory changes as needed."

3. Directs ODOT and AVT to work together "to determine if AVT can have access and rights to: 1) the future lease(s) and/or easement(s) for developable air rights on the Project's highway cover and 2) ownership and development rights for surplus property associated with the Project, under current law and regulation." In other words, this section of the resolution asks ODOT to explore whether it would functionally be possible to grant AVT development rights over the highway cover and ownership over Project-related surplus lands.

The OTC Resolution does not convey ownership nor development rights to any entity. The Resolution is not a legally binding disposition of property rights and any future action on this would need to be done under separate agreements.

Work Plan Phases and Key Tasks

PHASE	KEY TASKS
Phase 1: Planning and Initiation	• Kick Off Meeting • Defining Roles and Responsibilities
Phase 2: Research (On-Cover and Off-Cover)	• Legal and Regulatory Analysis • Comparative Analysis of Similar Agreements / Leases • On-Cover Developability Analysis
Phase 3: Synthesis and Implementation	• Identify Necessary Changes • Partnerships For Regulatory Changes: Collaborate to Develop a Joint Strategy