

January 19, 2006

06-043

DELEGATE AUTHORITY TO DISTRICT
PRESIDENT TO NEGOTIATE TERMS AND
CONDITIONS OF SPECIFIED REAL PROPERTY
TRANSACTIONS

PREPARED BY:

Jeff Condit, College Counsel, Miller|Nash, LLP
Randy McEwen, Vice President, Administrative
Services

APPROVED BY:

Dr. Preston Pulliams, District President

REPORT:

Board Policy B214 reserves to the Board the authority to approve the purchase or sale of real property. College staff is engaged in discussions with parties interested in purchase of the Washington County Workforce Training Center ("WCWTC") property and with owners of property to buy or lease for temporary and/or permanent relocation of the function located at WCWTC. College staff believes a potential sale and purchase/lease would be financially advantageous for the College and better position the College for provision of services to Washington County over the long term. If these discussions are productive, the College may have to act quickly in order to execute binding agreements for the sale of the WCWTC property and the purchase and/or lease of permanent or temporary replacement property. This timing is impossible to predict with regard to board meeting dates or the availability of the Board for a special meeting. In order to ensure that opportunities are not lost as a result of meeting delays, College staff requests that the Board approve a special delegation of authority to the President authorizing the President to negotiate the terms and conditions of and execute a binding agreement to sell the WCWTC property and to lease and/or purchase temporary and/or permanent property for the purposes of relocating the WCWTC. Such delegation would be subject to consultation with the Board Chair and Vice Chair and to the availability of funds.

RECOMMENDATION:

The Board finds that the sale of the current WCWTC property and replacing it with a property that will better serve the College's needs will further the public interest. Recognizing that time may be of the essence, the Board hereby delegates to the District President the authority to negotiate the terms and conditions of and execute a binding agreement to sell the WCWTC property and to lease and/or Purchase temporary and/or permanent property for the purposes of relocating the WCWTC, subject to consultation with the Board Chair and Vice Chair and to the availability of funds.