

May 21, 2009

REVISED

09-093 DELEGATE AUTHORITY TO DISTRICT PRESIDENT
TO NEGOTIATE TERMS AND CONDITIONS FOR
PURCHASE OF REAL PROPERTY ADJACENT TO
ROCK CREEK CAMPUS

PREPARED BY: Randy McEwen, District Vice President

APPROVED BY: Dr. Preston Pulliams, District President

FINANCIAL
RESPONSIBILITY: Randy McEwen, District Vice President

REPORT: Board Policy B214 reserves to the Board the approval of
purchase or sale of any real property.

The 2008 Bond program includes the purchase of real property adjacent to the Rock Creek campus. The College has earlier acquired three properties adjoining the campus on the south via the "Matrix Development" transactions. In the course of those matters, the College learned that a small parcel immediately to the east of the Matrix properties might be available. This parcel borders PCC-owned property on three sides, and Springville Road on the parcel's south side. There are no improvements on the site.

CB Richard Ellis contacted the owner (Lindsay Peters) at the College's request and confirmed the owner is willing to sell to the College. The appraisal of the property, was completed in 21 May 2009. The property is more specifically described as follows:

Tax Lot W366796
Immediately east of 18125 NW Springville Rd.
0.64 acres
Appraisal: \$200,000 by PGP Valuations

Staff recommends that PCC's acquisition of this property is in the public interest in that it is contiguous with the College's Rock Creek campus on three sides. Its

acquisition will support the 2008 Bond program objective of making strategic real property acquisitions at Rock Creek.

RECOMMENDATION: That the Board delegate to the District President or his designee the authority to negotiate the terms and conditions of, and execute, a binding purchase and sale agreement of the above-described property. This authority would be subject to consultation with the Board Chair and College counsel. Funding will be provided by the 2008 Bond program.

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CB Richard Ellis contacted the owner (Lindsay Peters) at the College's request and confirmed the owner is willing to sell to the College. The College has commissioned an appraisal of the property, which will be completed prior to the 21 May Board meeting. The property is more specifically described as follows:

Tax Lot W366796
Immediately east of 18125 NW Springville Rd.
0.64 acres
Appraisal: In progress

Staff recommends that PCC's acquisition of this property is in the public interest in that it is contiguous with the College's Rock Creek campus on three sides. Its

acquisition will support the 2008 Bond program objective of making strategic real property acquisitions at Rock Creek.

RECOMMENDATION: That the Board delegate to the District President or his designee the authority to negotiate the terms and conditions of, and execute, a binding purchase and sale agreement of the above-described property. This authority would be subject to consultation with the Board Chair and College counsel. Funding will be provided by the 2008 Bond program.