

November 19, 2009

10-038

AUTHORIZE DISTRICT PRESIDENT OR DESIGNEE
TO ASSESS AND NEGOTIATE THE POTENTIAL
ACQUISITION OF REAL PROPERTY AT 820-828 N.
KILLINGSWORTH ST.

PREPARED BY: Randy McEwen, District Vice President

FINANCIAL
RESPONSIBILITY: Randy McEwen, District Vice President

APPROVED BY: Dr. Preston Pulliams, District President

REPORT: In June 2009 College staff was advised that the Kanjaya Building at 820-828 N. Killingsworth was in foreclosure proceedings. Ownership has subsequently been transferred to the debt holder.

This building is located on the south side of Killingsworth St., within the Impact Mitigation Plan boundary for the Cascade Campus, and is the middle property of three in that block. Specific information includes:

Assessor's Parcel #: R210718
Parcel Size: 4158 sq. ft.
Assessed Value (2008): \$285,000
Improvements Value: \$1,600,000 (as reported to Assessor)
Owner of Record: IB Property Holdings LLC

College staff toured the building in October. The most recent investments (pre-foreclosure) were focused on converting the three stories to very small "sleeping rooms"/apartments with a community kitchen and community restroom on each floor. Those improvements did not appear complete, and staff learned that there are likely building code issues. PCC's basis for interest in this property does not include continuing the building in a residential use. Given its location within the IMP boundary for the campus, this property has potential long-term value for the College's educational mission. Funds would be provided by the 2008 Bond Program.

RECOMMENDATION: That the Board delegate authority to the District President or his designee to assess this property in more detail (to include an appraisal and Phase I environmental assessment), to determine potential terms and conditions of purchase, and enter into a binding purchase and sale agreement if warranted and in concurrence with College Counsel (as to form) and the Board Chair.