

November 19, 2009

10-039

AUTHORIZE DISTRICT PRESIDENT OR DESIGNEE
TO ASSESS AND NEGOTIATE THE POTENTIAL
ACQUISITION OF REAL PROPERTY IN COLUMBIA
COUNTY

PREPARED BY: Randy McEwen, District Vice President

FINANCIAL RESPONSIBILITY: Randy McEwen, District Vice President

APPROVED BY: Dr. Preston Pulliams, District President

REPORT: Training facilities for public safety-related agencies (including police, fire, EMS, EMT, and security functions) are increasingly insufficient, either in number, scale, or sufficiency for present-day training requirements. In response to this situation, the Portland Police Bureau in 2006 commissioned an assessment of their training facility needs and those of other regional agencies, and completed a national benchmarking study of "best in class" training facilities. This study identified five example sites that were of national significance in terms of their success and comprehensiveness, and a critical success factor identified for each of the five was a strong relationship with a local community college.

Based on this finding, the Bureau approached PCC about its possible interest in such a regional training center. PCC staff has participated in concept development discussions with the Bureau and other agencies over the last 3 years, and PCC has been a strong supporter of the concept, with the proviso that it was not appropriate for the College to be the major moving party for the idea. During the course of concept planning, the City identified and had the opportunity to purchase an approximately 300 acre site for the facility in Columbia County, near the Scappoose airport. In late 2008 the City swept funds that had earlier been budgeted for purchase of the land, due to both the need for funds elsewhere, and also the failure of agencies (other than PCC) to contribute relatively small funds for site development work.

PCC staff feels that a regional training center is a valid need and has been very appreciative of the Bureau's recognition of the College's importance to the facility. College staff has also recognized the increasing importance of our creating a more permanent venue in Columbia County from which to provide educational services and to foster stronger community partnerships.

The owner of the approximately 300 acre site earlier envisioned for this training center has offered the property for sale to the College. Specific terms and conditions have not been discussed between the parties, but PCC expects the purchase price would be \$7-\$9 million. Additional funds may be required for site development work.

The 300 acre site is an irregularly-shaped parcel adjoining the Scappoose airport to the east and southeast. The property appears suitable for all the training needs noted in the Bureau's assessment study. Staff has been advised that zoning permits such a usage.

The College's basis for interest in this site is three-fold:

1. The site presents an opportunity for the College to establish a permanent presence in Columbia County. The vision is that this would be a small building (5000 sq. ft.) suitable for instructional and community use, and requiring no on-site staff support. Conceptually, it would be a mirror image for a building to be funded by others that would house secure training programs and resources.
2. The opportunity to develop partnerships that ultimately create a regional center of national significance is consistent with visions being developed by community leaders in Columbia County and is worthy of College support for the long term. The opportunity to acquire this site likely will cease to exist before agencies are able to invest in the site's development.
3. The important relationship between such a facility and its local community college. Given that a potential site exists within the PCC district, staff perspective is that PCC needs to play a leadership role to the extent prudent.

PCC has also been clear with agencies that we do not see our role as building the entire regional training

center, for which the cost is prohibitive for PCC. PCC's potential role is in purchasing the land for the site, and constructing the modest, flexible educational site described above.

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 (within the limitations described above) if warranted and in concurrence with College Counsel (as to form) and the Board Chair. Funds would be provided by the 2008 Bond program