

December 16, 2010

11-055

AUTHORIZE DISTRICT PRESIDENT OR DESIGNEE
TO NEGOTIATE THE POTENTIAL VOLUNTARY
ACQUISITION OF REAL PROPERTY ADJOINING
SOUTHEAST CAMPUS

PREPARED BY: Randy McEwen, District Vice President

FINANCIAL
RESPONSIBILITY: Randy McEwen, District Vice President

APPROVED BY: Dr. Preston Pulliams, District President

REPORT: The College has a potential need to acquire real property adjoining the Southeast Campus, for use in realizing the Board's strategic plan that the Southeast Campus become fully comprehensive.

The property details are:

Assessor's Parcel No.: R332529
Map and Tax Lot: 1S2E05DD 200
Appraised value: \$1,600,000 (based on October
2009 limited appraisal)
Property size: 1.15 acres (50,070 sq. ft.)

This property is owned by AMERCO Real Estate Company, adjoins Southeast on the north side, and is used as the site of a U-Haul storage and rental business. The College recently completed Phase I and II environmental assessments of this property, which indicate no significant problems.

The College wishes to negotiate with owners the sale of this property to the College on a voluntary-sale basis.

RECOMMENDATION: That the Board delegate authority to the District President or his designee to negotiate the purchase of the above property on a voluntary-sale basis, and to enter into a binding purchase and sale agreement, with the concurrence of College Counsel and the Board Chair. Funds will be provided by the 2008 Bond program.