

CONSENT ITEM (RESOLUTION 25-04-13)

April 10, 2025

Tab 4

Everett Community College request to sell Lot M

Brief Description

Everett Community College is seeking approval to sell Lot M located at 1216 Broadway, Everett, Washington.

How does this item link to the State Board's Strategic Plan?

The disposal of this property supports responsible stewardship of college resources and fiscal health of the college.

Background information and analysis

Everett Community College purchased the property at 1216 Broadway, Everett, Washington in 2020, anticipating the need for additional parking. The acquisition was financed through a Certificate of Participation using local college funds to service the debt. However, the anticipated parking demand did not materialize, and the lot remains unused by students due to its distance from campus.

The college is requesting approval to dispose of this approximately 0.76-acre property located approximately a quarter mile south of the main campus. A map showing the property relative to the existing campus is shown in Attachment A.

The governance of real property disposal within the community and technical college system is shared between the State Board and individual college boards of trustees, ensuring alignment with the needs of both the local college and the two-year college system. The Everett Community College Board of Trustees determined it is in the college's best interest to dispose of the property at 1216 Broadway and approved the sale, on February 18, 2025.

The college is coordinating with the Department of Enterprise Services for the disposal.

State Board policy 6.50.40.C states that proceeds from the sale or exchange of real property typically remain with the local college and can be used or committed for college purposes.

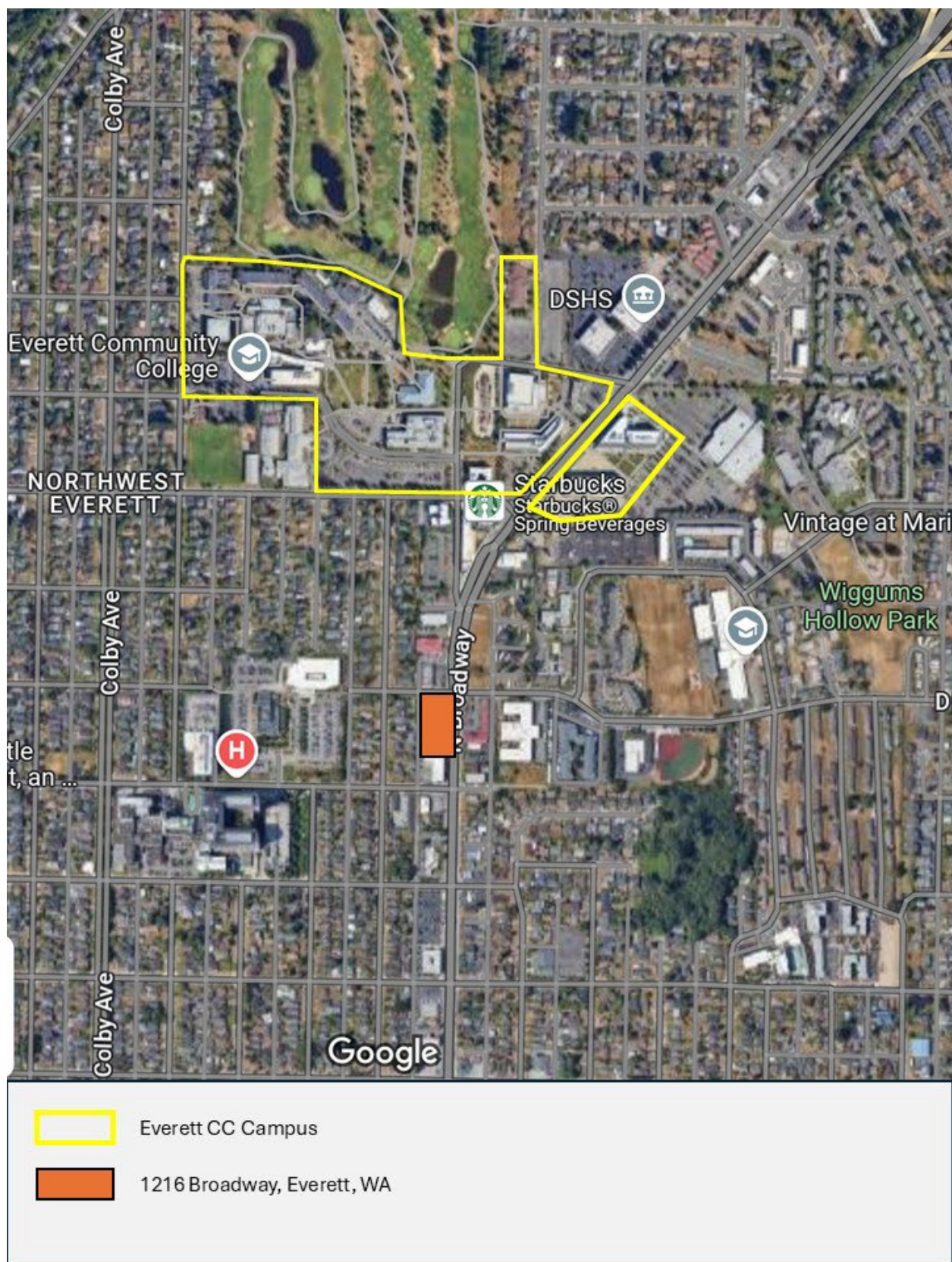
Recommendation/preferred result

Staff recommends approval of Resolution 25-04-13, granting Everett Community College the authority to sell the property located at 1216 Broadway, in Everett, Washington, with the proceeds to remain with the college.

Policy Manual Change Yes ☐ No ☒

Prepared by: Darrell Jennings, capital budget director
360-704-4382 djennings@sbctc.edu

Attachment A



STATE OF WASHINGTON
STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES
RESOLUTION 25-04-13

A resolution relating to Everett Community Colleges' request to sell the property located at 1216 Broadway, in Everett, Washington.

WHEREAS, pursuant to RCW 28B.50 and State Board policy, 6.50.40, the State Board has the authority to, and must authorize the sale or disposal of state-owned real property held for the community and technical college system; and

WHEREAS, Everett Community College purchased a 0.76 acre lot at 1216 Broadway, in Everett, Washington, in 2020, for student parking, and financed the purchase with local college funding; and

WHEREAS, due to its distance from campus, the anticipated need for parking at this location did not materialize, resulting in the lot remaining used by students; and

WHEREAS, the Everett Community College Board of Trustees determined that it was in the college's best interest to dispose of the property and authorized its sale on February 18, 2025;

WHEREAS, the State Board for Community and Technical Colleges concurs that a sale is in the best interests of the community and technical college system;

WHEREAS, the college is coordinating with the Department of Enterprise Services for the disposal.

THEREFORE BE IT RESOLVED, that the State Board for Community and Technical Colleges authorizes Everett Community College to sell the property located at 1216 Broadway, in Everett, Washington, with the proceeds to remain with the college.

BE IT FURTHER RESOLVED, that the State Board for Community and Technical Colleges authorizes the Executive Director to make adjustments to this action, including any necessary changes to the State Board's Policy Manual, as necessary, for actions taken by the Governor, Legislature, data corrections, externally imposed restrictions or guidelines, uniform accounting and reporting requirements, and unanticipated changes in state or federal law.

APPROVED AND ADOPTED on April 10, 2025

Attest



Chris Bailey, interim secretary



Martin Valadez, chair