

CONSENT ITEM (RESOLUTION 25-12-50)

December 11, 2025

Tab 1

Spokane Colleges request to dispose property at 8800 and 8602 West Electric Avenue, Spokane, Washington

Brief Description

Spokane Colleges (Community College District 17) requests State Board approval to reconvey property determined as surplus located at 8602 and 8800 West Electric Avenue (Electric Avenue property) in Spokane to the Washington State Military Department (Attachment A). The Electric Avenue property was originally transferred to the college in 2010 for a proposed aerospace training center that was never developed. Reconveyance will remove a nonessential property.

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

This action supports the State Board's goals for fiscal stewardship, system effectiveness, and student success. Reconveying the Electric Avenue property enables Spokane Colleges to eliminate nonessential financial liability and focus resources on facilities that directly advance teaching, learning, and workforce training. It reflects responsible asset management and alignment with the Board's priority to sustain an efficient, mission-driven college system.

Background information and analysis

In 2010, Spokane Colleges (Community College District 17) acquired two parcels located at 8602 and 8800 West Electric Avenue in Spokane from the Washington State Military Department through a legislative transfer (ESHB 2836, Section 6005). The properties, totaling 5.47 acres, include two former military barracks constructed in 1948 and a former mess hall and office building constructed in 1956. The facilities were obtained with the intent to develop the Spokane Aerospace Technology Center, a project that was ultimately not pursued following the establishment of the college's long-term lease at Felts Field in 2014 to serve its aviation and aerospace training programs.

Since acquisition, the Electric Avenue properties have remained unused and have no foreseeable role in college operations. The facilities are in severe disrepair, building systems are nonfunctional, and demolition costs are estimated to exceed \$1 million to make the sites viable for development. The college lacks the resources to maintain, rehabilitate, or repurpose the property and has determined that retention no longer serves an educational or operational purpose.

Multiple reuse options have been explored and found infeasible, including concepts for a Spokane Aerospace Technology Center, an Advanced Manufacturing Center proposed with Greater Spokane Inco and Washington Aerospace Training and Education Center, and an extension of college programs to the West Plains area. Each proposal failed due to cost, environmental risk, and limited programmatic alignment. The Washington State Military Department has identified increased operational and facility expansion needs at its adjacent site and has requested that the property be

reconveyed to support those needs. The department's request provides a mutually beneficial solution, allowing the college to remove financial obligation while returning the property to an agency positioned to make productive use of it.

Disposal of the Electric Avenue property will have no adverse effect on the college's instruction, student services, or future program growth. Existing aerospace and manufacturing programs are fully supported through other college facilities. The proposed conveyance aligns with the college's Facilities Master Plan and long-term strategic goals, which emphasize consolidation, reinvestment in core campuses, and optimization of real estate assets that directly advance educational missions.

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. On October 14, 2025, the Spokane Colleges Board of Trustees determined that it is in the district's best interest to dispose of the Electric Avenue property and recommended the sale. The State Board has broad authority to convey property if it is determined to be surplus, or if the State Board finds that a sale or exchange is in the best interest of the system.

Disposing of this property supports both college and systemwide goals of prudent asset management and financial stewardship by eliminating a non- or under-performing property and allowing institutional resources to focus on active learning environments that serve students and the community. 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 may be used or committed for college purposes.

The college will work with the Department of Enterprise Services, Real Estate Services division, under an interagency agreement to complete the conveyance process and return the property to the Washington Military Department.

Recommendation/preferred result

Staff recommend that the State Board for Community and Technical Colleges approve Spokane Colleges' request to dispose of and reconvey the Electric Avenue property located in Spokane, Washington, to the Washington State Military Department. Approval will authorize State Board and Spokane Colleges staff to work with the Department of Enterprise Services, Real Estate Services division, to complete the reconveyance, in accordance with applicable statutes and Board policy, thereby releasing the college and the state from future costs or obligations associated with the property.

Policy Manual Change Yes No

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STATE OF WASHINGTON

STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

RESOLUTION 25-12-50

A resolution relating to Spokane College's request to sell property at 8602 and 8800 West Electric Avenue, Spokane, Washington.

WHEREAS, Spokane Colleges (Community College District 17) acquired properties located at 8602 and 8800 West Electric Avenue, Spokane, Washington, in 2010 from the Washington State Military Department through legislative transfer (ESHB 2836, Section 6005), for a proposed Spokane Aerospace Technology Center; and

WHEREAS, the proposed development was subsequently discontinued following the establishment of long-term facilities at Felts Field that fulfill the college's aerospace training needs; and

WHEREAS, the Electric Avenue properties have remained unused, have no foreseeable educational or operational purpose, and have become a financial liability due to their deteriorated condition and high redevelopment costs; and

WHEREAS, governance of real property disposal within the community and technical college system is shared between the State Board for Community and Technical Colleges and individual college boards of trustees, ensuring alignment with both the local college and statewide system needs; and

WHEREAS, the Spokane Colleges Board of Trustees, at its October 14, 2025, meeting, unanimously approved the sale and reconveyance of the Electric Avenue property to the Washington State Military Department; and

WHEREAS, this action aligns with the State Board's strategic goals for fiscal stewardship, system effectiveness, and maintaining facilities that directly support student success and workforce development; and

WHEREAS, reconveyance of the property to the Washington State Military Department, with transactional support from the Department of Enterprise Services, Real Estate Services division, will remove an unneeded asset and release the college and the state from future financial obligations related to the site;

NOW, THEREFORE, BE IT RESOLVED, that the State Board for Community and Technical Colleges approves Spokane Colleges' request to dispose of and reconvey the property located at 8602 and 8800 West Electric Avenue, Spokane, Washington, to the Washington State Military Department; and

BE IT FURTHER RESOLVED, that the State Board for Community and Technical Colleges delegates to the Executive Director, or at the Executive Director's discretion to the Department of Enterprise Services, the authority to execute all documents necessary to complete the sale and transfer of the property in accordance with applicable policies, procedures, and law; and

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 (12/11/2025)

Attest



Nate Humphrey, secretary



Martin Valadez, chair

Attachment A

