



**Community College**  
**Trust Land Exchange**  
**86-096473**

**&**

**Community College**  
**Land Transfer**  
**02-096465**

**Snohomish, King and Grays Harbor Counties**



# Community College Exchange & Transfer

## Background

- The State Board for Community and Technical Colleges (SBCTC) advocates, coordinates and directs Washington State's system of 34 public community and technical colleges
- Four community colleges lease, and are situated on State CEP&RI (*Charitable, Educational, Penal & Reformatory Institutions*) Trust lands.
- The SBCTC desires to own the lands under the colleges to allow for better management ability, flexibility and opportunity to provide services to college communities

# Community College Exchange & Transfer

## Background

- 1985 and 2004 legislation directed inter-trust exchanges to change the land under the four community colleges from Common School Trust to CEP&RI trust.
- Current annual lease rent (all four colleges) = \$1/year
- Management of these leases is costly to DNR.
- There is no benefit to the CEP&RI trust to continue managing these lands and the department would like to transfer them to the SBCTC

# “Community College Trust”

## Community & Technical College Forest Reserve (CTCFR)



Photo by Kymm Boire, DNR Appraiser

- Trust created by legislation in 1990 for the benefit of Community & Technical Colleges
- Established land base and account
- Designated lands are reserved from sale in perpetuity.
- Current land base: 3,538 acres
- Revenues earned build the land base and provide for capital improvements projects

# Community College Exchange & Transfer

## Current

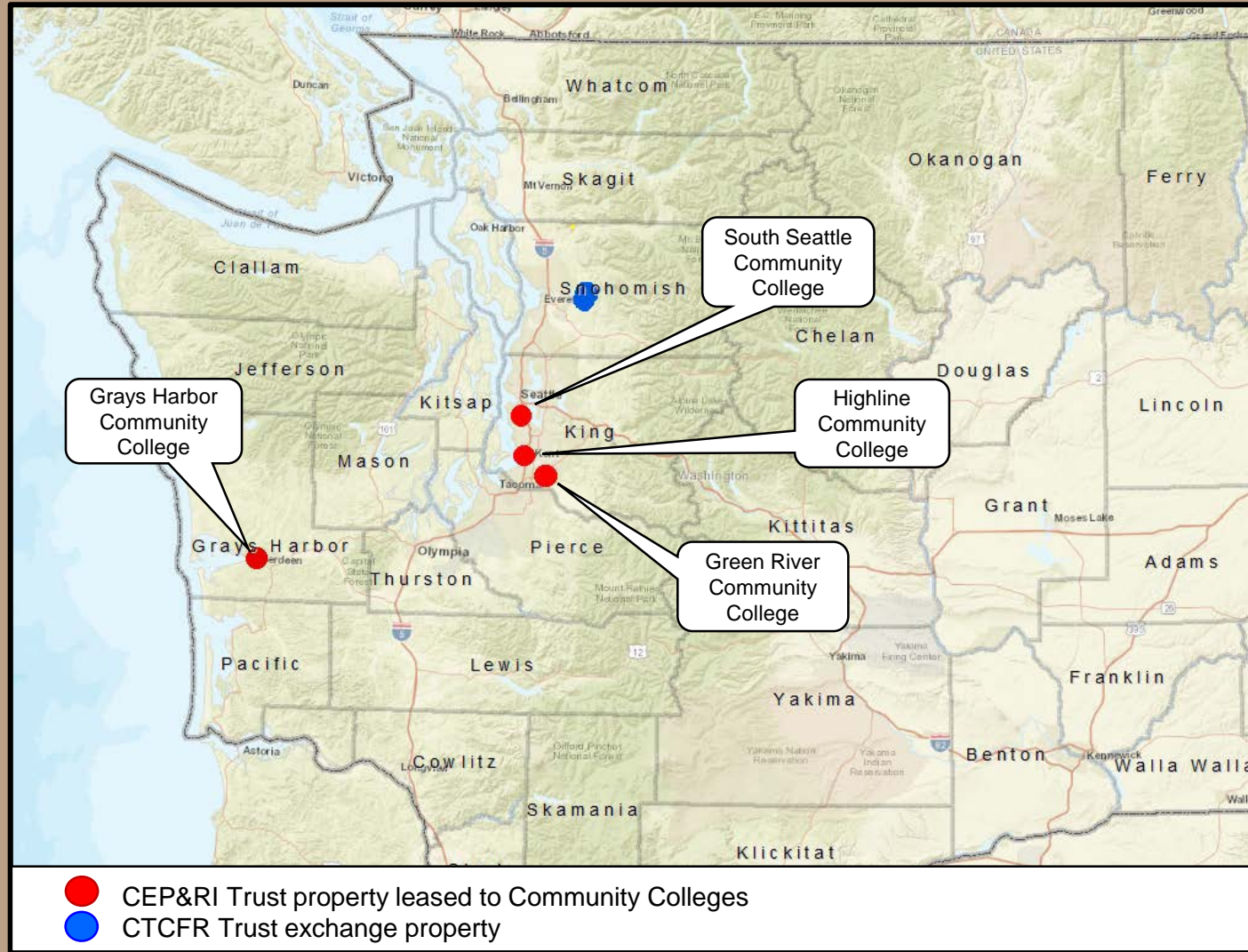
- The SBCTC and DNR find the lease situation undesirable and have been working on potential solutions for several years.
- The SBCTC does not have the funds to purchase the lands outright, but does have the CTCFR trust lands.
- The SBCTC offered the CTCFR lands as exchange lands for the CEP&RI trust lands.
- 2017 legislation was enacted that authorizes the exchange and subsequent transfer of the CTCFR trust lands.

# Community College Exchange & Transfer

## Proposal

- Exchange CTCFR Trust land for the CEP&RI land beneath the four colleges.
- Provide the CEP&RI trust with productive forest land elsewhere, and position the four colleges on CTCFR lands.
- Once exchanged, transfer the CTCFR lands beneath the colleges to the SBCTC
- The exchange and subsequent transfer to the SBCTC is authorized by Ch. 35, Laws of 2017, and RCW 79.02.420, which requires completion by June 30, 2019

# Community College Exchange & Transfer





# Community College Land Transfer

South Seattle  
Community College



Green River  
Community College



Grays Harbor  
Community College



Highline  
Community College



## Transfer Parcels

- Located in Grays Harbor and King Counties
- 291 acres
- Zoned:
  - General Commercial
  - Industrial
  - Institutional
- Lease Revenue to CEP&RI Trust: \$1/year

# Community College Land Transfer

## Values – Transfer Parcels

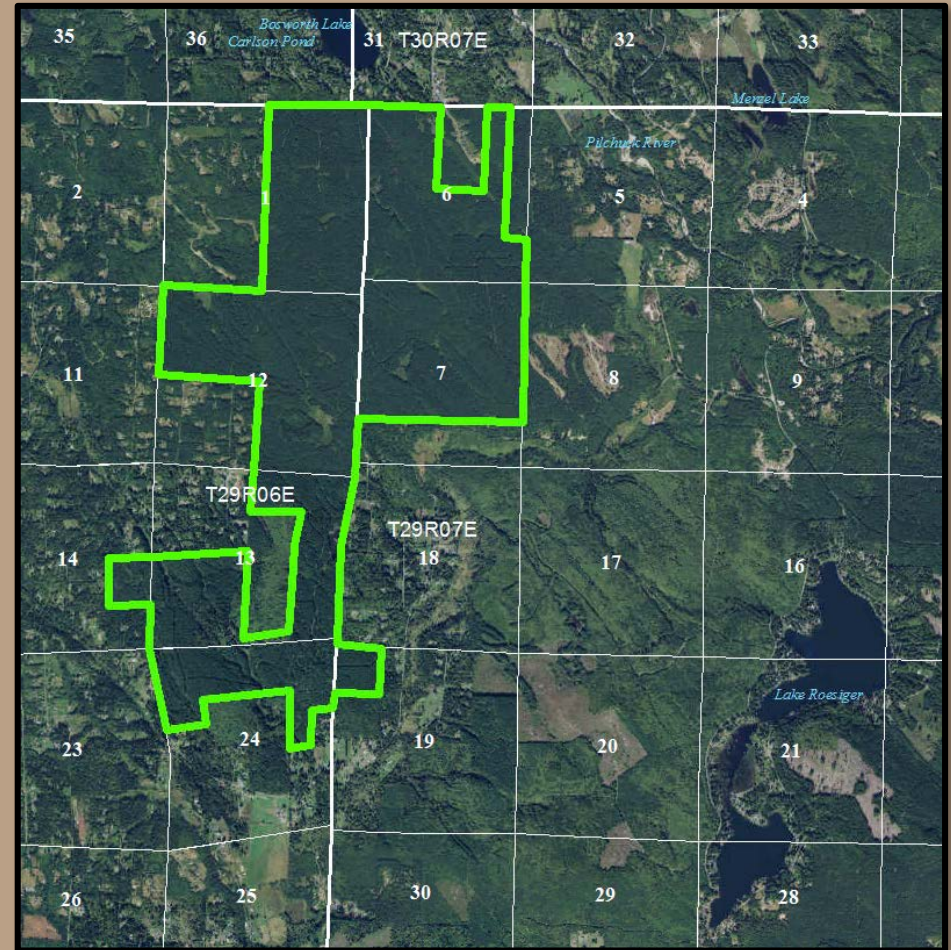
Properties	Appraised Value
Grays Harbor CC	\$344,000
Green River CC	\$5,012,000
Highline CC	\$6,423,000
South Seattle CC	\$3,360,000
<b>Total:</b>	<b>\$15,139,000</b>



# Community College Trust Land Exchange

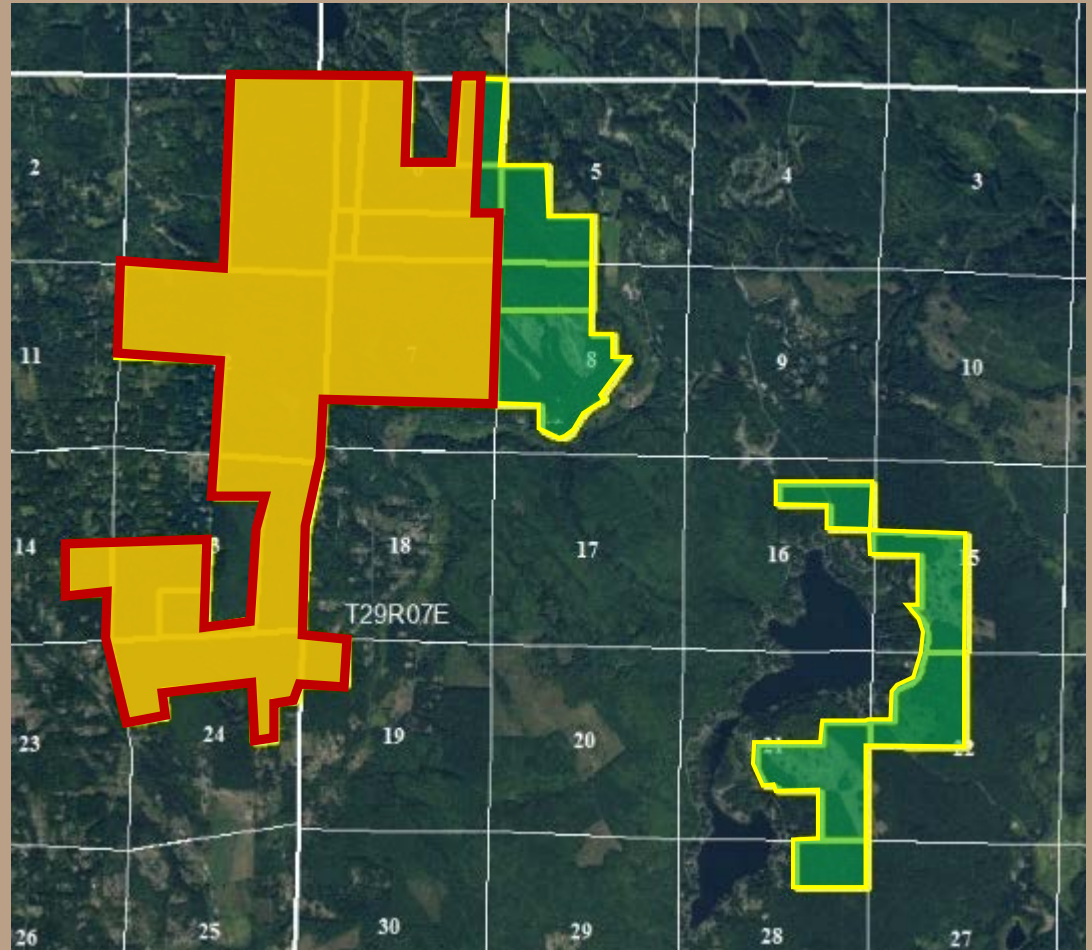
## Exchange Parcels

- Located in Snohomish County
- 2,371 acres
- Zoned:
  - CF Commercial Forest (685 acres)
  - R-5 Residential (1,686 acres)



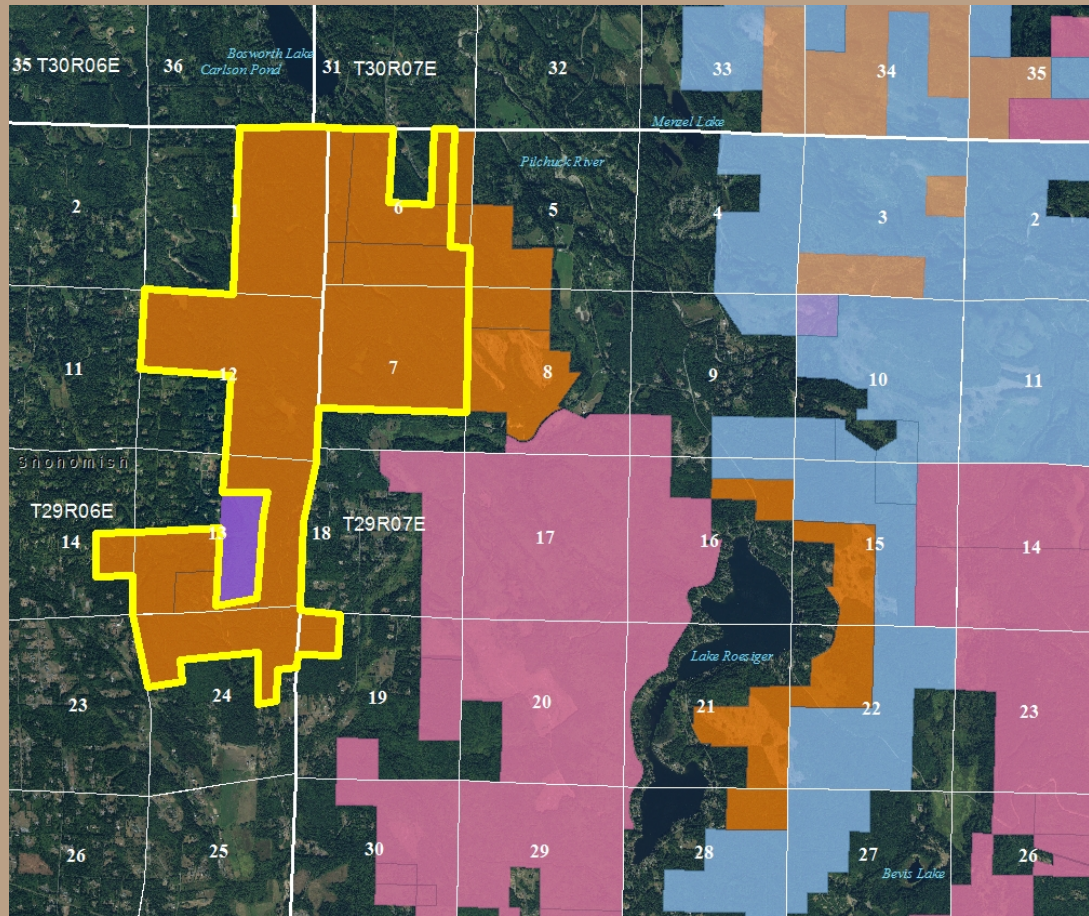
# Community College Trust Land Exchange

## Exchange Parcels



# Community College Trust Land Exchange

## Exchange Parcels



# Community College Trust Land Exchange

## Values – Exchange Parcels

Asset	MBF	Appraised Values
Land Value		\$4,513,000
Pre-Merchantable Timber		\$5,175,000
Merchantable Timber	11,732 Mbf	\$5,435,000 \$463/Mbf
	<b>Total:</b>	<b>\$15,123,000</b>

# Community College Trust Land Exchange

## Exchange Balance

	CEP&RI		CTCFR	
	Acres	Appraised Value	Acres	Appraised Value
<b>BEFORE Exchange</b>	291	\$15,139,000	2,371	\$15,123,000
<b>AFTER Exchange</b>	2,371	\$15,123,000	291	\$15,139,000
<b>Difference</b>	2,080	- \$16,000 (- 0.053%)	-2,080	+ \$16,000 (+ 0.053%)



# Community College Trust Land Exchange

## Benefits of Exchange

- Positions CTCFR Trust land for direct transfer to the trust beneficiary for management.
- Eliminates management costs for these leases.
- Provides the SBCTC the ability to better provide services to the college communities.
- Positions CEP&RI Trust property to lands better suited for long-term trust revenue production.



# Community College Trust Land Exchange

## Resolution 1516

# Community College Land Transfer

## Resolution 1517



