The best education for every student.

STEILACOOM Historical School District No. 1

Est. 1854

Special Session of the Board of Directors

Steilacoom High School, 54 Sentinel Drive, Steilacoom, WA 98388

Wednesday, July 14, 2021 05:45 PM

I. CALL TO ORDER (Action)

a. Pledge of Allegiance
b. Roll Call
c. Agenda Approval

II. PUBLIC HEARING REGARDING THE POTENTIAL SALE OF SURPLUS PROPERTY

III. APPROVAL OF RESOLUTION 878-07-14-21 SALE OF MANCHESTER PLACE PROPERTY (Action)

Presenter: Shawn Lewis

Resolution 878-07-14-21 Sale of Manchester Place Property.pdf (p. 2)

IV. ADJOURNMENT (Action)

STEILACOOM HISTORICAL SCHOOL DISTRICT NO. 1
BOARD OF DIRECTORS

Board Meeting Date: July 14, 2021

Strategic Focus Area

☐ Achieve

☒ Support

☐ Connect

☒ Plan

BACKGROUND INFORMATION

As stated in the District's 2020-26 Capital Facilities Plan, long term growth projections will require the District to construct a new elementary school in the DuPont area within the next few years. Currently Cherrydale Primary, Chloe Clark Elementary, and Saltar's Point Elementary Schools are all in excess of existing capacity based on adopted service standards of the District. Our elementary schools are crowded.

We currently own only one potential school site in the DuPont area, and while it is an acceptable site – it is not ideal. A school site within a residential development, at least 10 acres in size, closer to Pioneer Middle School would be better suited for the construction of a new elementary school if one could be acquired.

District staff are currently in negotiations with a developer regarding the acquisition of a parcel of land that is better suited for an elementary school, and have finalized negotiations of a Purchase and Sale Agreement for the parcels we own at Manchester Place. The Purchase and Sale Agreement negotiated ensures the district will have land to build an elementary school if approved as part of the next bond election.

The attached resolution authorizes the superintendent to sign the negotiated purchase and sale agreement on the Manchester Place parcels and to take other actions necessary to finalize the sale.

Due to the contingencies in place, we anticipate the final sale of the parcel would likely occur in the next fiscal year.

RECOMMENDED ACTION:

Staff recommends the board adopt the resolution authorizing the Superintendent to execute a Purchase and Sale Agreement and take other necessary actions to sell and convey the property at Manchester Place for $8,000,000.

Report prepared by:
Shawn Lewis, Director of Community Relations and Planning

Steilacoom Historical School District No. 1
511 Chambers Street
Steilacoom, WA 98388

Resolution No. 878-07-14-21

Sale of Manchester Place Property

THIS RESOLUTION of the Steilacoom Historical School District No. 1 is in accordance with RCW 28A.335.090(1) which provides that "[t]he board of directors of each school district shall have exclusive control of all school property, real or personal, belonging to the district; said board shall have power, subject to RCW 28A.335.120, in the name of the district, to convey by deed all the interest of their district in or to any real property of the district which is no longer required for school purposes."

WHEREAS, the District owns property containing approximately 14.178 acres of real estate located at 2500 to 2800 Manchester Place in the City of DuPont, Pierce County, Washington (Tax Parcel Identification Nos. 3001000010, 3001000020, 3001000030, 3001000040, and 3001000050) (the "Property"); and

WHEREAS, on May 12, 2021, the District published notice of the proposed surplus action and contemplated sale of the Property in the Tacoma News Tribune; and

WHEREAS, on May 26, 2021, the Board of Directors declared the Property surplus via Resolution 877-05-26-21; and

WHEREAS, the District thereafter marketed the sale of the Property; and

WHEREAS, the District obtained an appraisal of the Property performed by McKeee Appraisal;

WHEREAS, notice of the Board of Director's consideration of a sale of the Property was published on June 29, 2021 and July 6, 2021 in the Tacoma News Tribune; and;

WHEREAS, pursuant to RCW 28A.335.120, the Board of Directors held a public hearing regarding the sale of the Property on July 14, 2021; and

WHEREAS, the District has come to an agreement with Bridge Acquisition, LLC regarding the sale of the Property; and

WHEREAS, the agreed purchase price for the Property is $8,000,000.00.

NOW, THEREFORE, be it resolved that the Superintendent of the Steilacoom Historical School District is authorized to execute a Purchase and Sale Agreement with Bridge Acquisition, LLC for the sale of the Property and to take any and all actions necessary to consummate and

close the transaction set forth in the Purchase and Sale Agreement, and to convey the Property to Bridge Acquisition, LLC.

Adopted by a majority of the Board of Directors of Steilacoom Historical School District No. 1 at the Special Board Meeting held on July 14, 2021.

BOARD OF DIRECTORS

_____
Chair

_____
Director

_____
Director

_____
Director

_____
Director

ATTESTED TO BY:

_____
Secretary, Board of Directors