

MINUTES OF THE BOARD OF TRUSTEES SPECIAL MEETING
COMMUNITY COLLEGE DISTRICT NO. 4
SKAGIT VALLEY COLLEGE
MONDAY, MARCH 9, 2004
4:00 p.m. – Board Room
2405 E. College Way
Mount Vernon, WA 98273

BOARD MEMBERS IN ATTENDANCE:

Mr. Jess del Bosque, Chair
Mr. Tom Moser
Mrs. Elizabeth Hancock
Mrs. Debra Lisser
Mr. Mel Takehara
Dr. Gary Tollefson, President & Executive Secretary to the Board

ADMINISTRATIVE SUPPORT:

Ms. Lisa Radeleff, Administrative Assistant/Executive Secretary to the President

I. CALL TO ORDER:

The Chair, Mr. Jess del Bosque, called the meeting to order at 4:00 p.m.

II. DECLARATION OF A QUORUM:

The Chair recognized that a quorum of Board members were present.

III. CARDINAL COVE:

Dr. Tollefson stated that this meeting was being held to give the Board of Trustees and members of student government an opportunity to discuss the Cardinal Cove property at Big Lake.

Ms. Charese Hinshaw stated that it is not the intention of student government to revisit the decision to sell Cardinal Cove. She said that student government is interested in hearing options for the property.

Mr. Alan Muia said that he believes the desire of both the students and the Board of Trustees is to have Cardinal Cove remain public, however, if that is not possible to then explore how the land can best be utilized.

Discussion regarding costs related to Cardinal Cove. Mr. Muia reported that the costs associated with utilities, insurance, and repairs are paid from student funds.

Ms. Tiffany Green reported that students are concerned about the current condition of the old dock and feel that it is a liability.

Mr. Moser reported that on September 10, 2003 he, Dr. Tollefson, college staff members, the Skagit County Commissioners, Mr. Bob Vaux and Mr. Dennis Lind from Skagit County Parks and Recreation met at Cardinal Cove. He said they reviewed the facilities at Cardinal Cove and discussed a possible partnership with the county, or possibly the county's interest in purchasing the property.

Dr. Tollefson stated that he believes the students are concerned about continuing to pay for the maintenance and upkeep of Cardinal Cove. He said that it may be possible for the county or some other agency to take over those costs yet the college would maintain ownership. He said that he realizes some would say that it does not address the issue of the property's value as an asset and that it would be nice to use the asset for more of a general benefit to students, such as investing the money in student union facilities for both campuses.

A question was asked about the value of the property. The property was appraised two years ago at approximately \$550,000.

Mr. Moser stated his belief that the students should not be responsible for maintenance of the facility. He said that the current students are at the college for two years and will not realize the benefit of the money. Mr. Moser stated that the property will increase in value and maybe it should be considered to hold on to the property as an investment. Mr. Jorey Mullen stated that the students have discussed the future worth of the property.

Mr. Muia stated that the students are aware that they will be gone when the money from the property is actualized, however, they are know they need to think of their successors and the benefit the money will bring.

Mrs. Lisser asked if there would be any type of capital gains tax if the property were sold. Ms. Lisa Wochos, Assistant Attorney General, stated that there would not be a capital gains penalty.

Discussion occurred regarding the building fund that students have been contributing to over the years and the costs of renovating the current student building.

Ms. Green reported that \$12,000 is spent annually on upkeep and maintenance of the Cardinal Cove property. She stated that students would like to invest that money in other programs that would benefit the general student population.

Mrs. Hancock asked if there were any issues in the community about the sale of the property. Mr. Moser responded that no concerns have been brought forward.

Ms. Alison Colberg stated that the students are in agreement that it makes good business sense to rent/lease the property and have it be self-supporting. She said there is also agreement that it makes sense to sell the property for a good price.

Mr. Andy Ross stated that a lucrative lease or sale of the property would benefit students, however, shared use of the property without money would not be of benefit.

Ms. Green stated that when student government voted last year on the property the intent was to sell.

Mr. Bob Vaux, Director of Skagit County Parks and Recreation Department, stated that Skagit County is interested in waterfront property and it is a high priority in their comprehensive plan. He stated that the county has filed a Letter of Intent with the Office of Interagency Committee to pursue the possibility of grant funding for the Cardinal Cove property. Mr. Vaux said that Skagit County would like to set up pursuing the property if the college is interested in selling Cardinal Cove.

Mr. Mullen asked if it has been decided whether or not to sell the property. Mr. Moser responded that a decision has not been made.

Ms. Green asked if the county is interested in the property. Mr. Vaux responded that the county is interested in how they can serve the college and taxpayers. He said that the Letter of Intent gives them the possibility to have this discussion.

IV. NEXT MEETING:

Tuesday, March 9, 2004, 4:30 p.m. – Board Room, Mount Vernon Campus

V. ADJOURNMENT:

There being no further business, this meeting was adjourned at 4:30 p.m.

Jess del Bosque, Chair

Gary Tollefson, President
Executive Secretary to the Board
Lisa Radeleff, Secretary to the President