

STATE OF WASHINGTON STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES RESOLUTION 22-08-44

A resolution relating to North Seattle College's request to lease property rights to the Bellwether Housing and Chief Seattle Club to construct, maintain, and operate affordable housing on the North Seattle College campus.

WHEREAS, North Seattle College has determined that it does not require all of its grounds for academic facilities; and

WHEREAS, North Seattle College is interested in supporting the Seattle Native American community for the advancement of cultural learning and higher education success and providing space for affordable housing; and

WHEREAS, North Seattle College is seeking approval to ground lease property to a Limited Liability Limited Partnership created by Bellwether Housing and Chief Seattle Club to construct, maintain, and operate affordable housing on the North Seattle College campus; and

WHEREAS, Bellwether Housing and Chief Seattle Club will also construct an approximately 5,700 gross square feet building within the lease area that the college will use to provide education, leadership, and cultural experiences for Native American, Alaska Native, and First Nations and other students and the broader campus community; and

WHEREAS, the facility to be built on the leased property will support the enrollment of more diverse students of all ages and backgrounds and strengthen advocacy and community partnerships; and

WHEREAS, the critical elements established by State Board resolution 21-03-10 for negotiating the lease are revised and the State Board's approval of the lease is contingent on the following requirements that:

- The lease area will not exceed 2.3 acres
- The lease term will not exceed eighty-seven years
- The development will not require a revision to the college facility master plan recorded with the City of Seattle
- The college will be compensated so that it will not be a gift of public resources
- It will not be financing on behalf of the state
- The developer will pay prevailing wages to construct the facility
- Except for the tenant improvements undertaken by North Seattle College in the Intellectual House, the developers project will not be public work
- The developer will be responsible for the construction, operation, and maintenance of the facility for the term of the lease
- Impacts to student parking will be mitigated by the developer
- The final lease terms and conditions will be reviewed by an Assistant Attorney General
- The College Board of Trustees will approve the terms of the lease; and

THEREFORE BE IT RESOLVED, that the State Board for Community and Technical Colleges authorizes North Seattle College to enter into formal negotiations for a ground lease with Bellwether Housing and Chief Seattle Club for the development of affordable housing and space in condominium for the college on the North Seattle College campus, and

BE IT FURTHER RESOLVED, once negotiated, the lease will be presented to the State Board for approval under authority in, and consistent with the conditions of this resolution.

APPROVED AND ADOPTED on 8/23/2022

Attest



Paul Francis, secretary



Phyllis Gutierrez Kenney, chair