

**STATE OF WASHINGTON**  
**STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES**  
**RESOLUTION 23-03-08**

A resolution relating to Whatcom Community College's request to ground lease unimproved property at the main campus to Bellingham Public Schools for the construction of a facility for the school district's Community Transitions Program.

**WHEREAS**, Whatcom Community College is seeking approval to ground lease unimproved property to Bellingham Public Schools to construct a facility for the school district's Community Transitions Program; and

**WHEREAS**, locating the school district's Community Transitions facility on the college campus is mutually beneficial and will provide desired student access and inclusion to higher education opportunities; and

**WHEREAS**, the State Board for Community and Technical Colleges requires the following elements be incorporated into the lease:

- The initial lease term will not be for more than 20 years.
- Bellingham Public Schools be responsible for all construction, operation, and maintenance of the facility for the term of the lease.
- Bellingham Public Schools be required to pay prevailing wage to construct the facility.
- Bellingham Public Schools be required to remove the improvements at the end of the ground lease, unless otherwise allowed to remain, at the State Board's discretion.

**WHEREAS**, the college's Assistant Attorney General will review the proposed ground lease and approve as to form and content; and

**WHEREAS**, the lease and its terms shall satisfy all applicable legal requirements as determined by the State Board for Community and Technical Colleges; and

**WHEREAS**, the college's board of trustees will review the proposed lease and recommend its approval; and

**THEREFORE BE IT RESOLVED**, that the State Board for Community and Technical Colleges authorizes Whatcom Community College to negotiate a ground lease with the Bellingham Public Schools for construction of a facility for its Community Transitions Program, and

**BE IT FURTHER RESOLVED**, that upon successfully negotiating a ground lease that meets the conditions of this resolution, the State Board for Community and Technical College delegates to the Executive Director authority to execute the ground lease, 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 March 30, 2023.

**Attest**



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Paul Francis, secretary



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Phyllis Gutiérrez Kenney, chair