

ACTION ITEM #1

WSU Wenatchee Tree Fruit Research and Extension Center Sale of Real Property (Stacy Pearson)

May 4, 2018

TO ALL MEMBERS OF THE BOARD OF REGENTS

SUBJECT: WSU Wenatchee Tree Fruit Research and Extension Center Sale of Real Property

PROPOSED: That the WSU Board of Regents authorize the sale of a 9.5 acre, or in the alternative, a 6.0 acre plot of real property located on the Wenatchee Tree Fruit Research and Extension Center, and delegate authority to the President or his designee to select the best offer and to enter into any and all documents necessary to complete this sale.

SUBMITTED BY: Stacy Pearson, Vice President for Finance and Administration

**SUPPORTING
INFORMATION:**

The headquarters of the Wenatchee Tree Fruit Research and Extension Center (WTFREC) is located in the city of Wenatchee. Some research is conducted at the headquarters but most of the research is performed at other WTFREC properties in the Wenatchee area. Housing developments are encroaching on the area surrounding the WTFREC headquarters, and as a result, the headquarters property has become less desirable for research. The Dean of the College of Agricultural, Human, and Natural Resource Sciences has determined that part of the headquarters property is surplus to the WTFREC's needs, has requested to sell all or part of the surplus property. No legal restrictions were identified that would prevent the Regents from authorizing the sale of this property to benefit the University.

The property being proposed for sale is a portion of two parcels that were originally purchased in 1937 and 1943 for the WTFREC. The property currently is partially vacant and contains administrative and support buildings for WTFREC. The Director of WTFREC has determined that 9.5 acres and the support buildings thereon are

surplus to the needs of the Center. On June 7, 2017, the property was appraised in two scenarios. Scenario 1 contains 6.0 of the 9.5 acres and was valued at \$1,042,000. Scenario 2 is of the whole 9.5 acres and was valued at \$1,532,000. The photos below show each scenario. The intent is to offer both scenarios for sale and then determine what to actually sell based on the offers to purchase.

WSU Wenatchee Tree Fruit Research and Extension Center
(Outlined in Yellow)



SCENARIO 1

Geographic Information System | WSU Facilities Services



<https://gis.wsu.edu/GISSMMO/?AppTitle=RealEstate>

2/14/2017

SCENARIO 2

Geographic Information System | WSU Facilities Services



<https://gis.wsu.edu/GISSMMO/?AppTitle=RealEstate>

2/14/2017

BOARD OF REGENTS

WSU Wenatchee Tree Fruit Research and Extension Center Sale of Real Property

Resolution #180504-579

WHEREAS, the Board of Regents of Washington State University by virtue of RCW 28B.10.528 has authority to delegate by resolution to the President of the University, or designee, powers and duties vested in or imposed upon the Board by law and to enable the President, or designee to act on behalf of the Board of Regents in matters relating to the administration and governance of the University.

RESOLVED: That the Board of Regents authorize the sale of a 9.5 acre, or in the alternative, a 6.0 acre plot of real property located on the Wenatchee Tree Fruit Research and Extension Center, and delegate authority to the President or his designee to select the best offer and to enter into any and all documents necessary to complete this sale.

Dated this 4th day of May, 2018.

Chair, Board of Regents

Secretary, Board of Regents