

April 13, 2009

**SUBJECT:** Approval to Purchase Land in the Vicinity of ACC Pinnacle Campus.

**RECOMMENDATION**

That the Board receive and discuss staff report on status of real estate opportunities, and that the Board approve the contract to purchase additional property for the Pinnacle Campus.

**RELATED BOARD POLICY OR PLANNING PRIORITY**

This item is consistent with Board Policy E-2, Provision of College Facilities.

**RATIONALE**

On October 6, 2008, the Board of Trustees authorized the President to negotiate to acquire property in the vicinity of the Pinnacle Campus.

**BUDGETARY CONSIDERATION**

\$6.8 million, plus certain closing costs, which are available from funds set aside for institutional advancement and reserves.

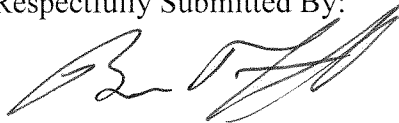
**RESOURCE PERSONNEL**

Ben Ferrell, Executive Vice President, Finance and Administration  
Bill Mullane, Executive Director, Facilities and Construction

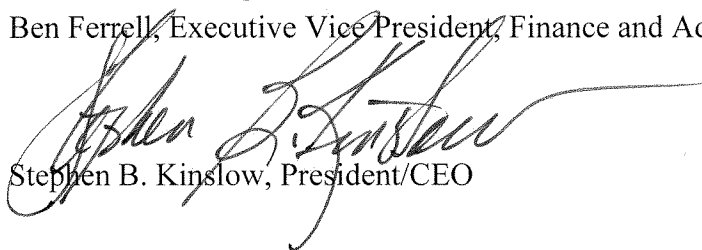
**ATTACHMENTS**

A) (Provided under separate cover)

Respectfully Submitted By:



Ben Ferrell, Executive Vice President, Finance and Administration



Stephen B. Kinslow, President/CEO

## Summary Description of Agreement

### Approval to Purchase Land in the vicinity of ACC Pinnacle Campus.

On October 6, 2008, the Board of Trustees authorized staff to negotiate to purchase land in the vicinity of the Pinnacle Campus to relieve the existing shortage of parking at the campus, and to provide the potential for future expansion of the campus. Recently, staff have completed a contract to acquire two contiguous tracts of land, totaling 36.912 acres, adjacent to the campus.

The contract price, which is subject to approval by the Trustees, establishes the purchase price at \$6,800,000. In addition, ACC will pay a portion of the Realtor's commission, amounting to 2% of the sale price, or \$136,000.

The appraisal valued the property at \$6,500,000, based on current market conditions. However, staff believe the additional amount of \$300,000 on the purchase price, plus paying 2% of the commission is warranted to secure these particular tracts since they are considered superior to other options for the future development of the campus. Acquisition of this property:

- Provides sufficient space for additional parking in the short term;
- Provides space for significant expansion of the campus in the long term.
- Provides significant additional frontage along US Hwy 290 West, and offer the opportunity for additional driveways for the campus.
- Provides access to the campus via Convict Hill Rd., bypassing the congested "Y."
- Allows the possibility that Capital Metro could restore all-day transit service to the campus.
- Provides future potential development opportunities for a Transit Oriented District in conjunction with Cap Metro.

Funding for the acquisition is available from Institutional Advancement and Reserves.