

CCC Board of Education – Topic Summary	
Topic:	Purchase of Property - 19617 S. Beaver creek Road, Oregon City, OR 97045
Date:	December 18, 2024
Prepared By:	Jeff Shaffer, Vice President College Operations and Finance
Division/Department:	Campus Services
RECOMMENDATION:	Approval of Resolution No. R24/25-13, Authorizing the Purchase of Private Property located at 19617 S. Beaver creek Road, Oregon City, Oregon.

REASON FOR BOARD CONSIDERATION:

The Board of Education must approve any property related transactions.

BACKGROUND:

The College is purchasing an 19.23-acre parcel of land on Beaver creek Road, which is adjacent to existing College property. This parcel is also near the future commercial/industrial development happening along Beaver creek Road.

Address - 19617 S. Beaver creek Road

Parcel I

Account No – 00869830

Levy Code – 062-002

Map Tax Lot -32E09D – 00100

Parcel II

Account No – 00869867

Levy Code – 062-002

Map Tax Lot -32E09D – 00202

Parcel III

Account No – 00869858

Levy Code – 062-002

Map Tax Lot -32E09D – 00201

Parcel IV

Account No – 00869849

Levy Code – 062-002

Map Tax Lot -32E09D – 00200

The College is purchasing this property (all four parcels) for \$3.75 million using bond funds. This transaction is scheduled to close by the end of January 2025. Through administrative rule BBA *the Board of Education is responsible for all Community College campus operations to acquire, receive, hold, control, convey, sell, manage, operate, lease, lease-purchase, lend, invest, improve and develop any and all property of whatever nature given to or appropriated for the use, support or benefit of any activity under the control of the Board, according to the terms and conditions of such gift or appropriation.* Through Resolution R24/25-13 the Board

of Education authorizes the President, Vice President, and/or designee to sign the documents associated with the purchase of the said property.

BUDGET IMPACT/SOURCE OF FUNDS:

The College will use bond funds to purchase this property.

ATTACHMENTS:

Resolution No. R24/25-13

Exhibit A, Vesting deed with legal description

Exhibit B, Property map