

TABLE OF CONTENTS

9000 **SCHOOL FACILITIES**

Site Acquisition	9210
Naming Facilities	9220
Sale of Real Property	9271

BOARD POLICY

Policy No. 9210

SCHOOL FACILITIES

9210 SITE ACQUISITION

The district shall attempt to acquire building sites substantially in advance of the actual construction of facilities in order to minimize delay in construction projects and to realize financial savings to the district. The board shall periodically review its inventory of land in light of growth trends in the district and local land-use restrictions, and make such transactions as it determines shall best meet the future needs of the district.

Prior to any purchase of real estate the district shall obtain a market value appraisal by a professionally designated real estate appraiser as defined in RCW 74.46.020. The board shall select the appraiser.

In acquiring a new site, the board shall always first attempt to reach settlement with the owner through negotiations. Eminent domain proceedings shall be commenced at the outset of the decision to purchase a particular site to avoid delay in the event of a negotiations breakdown, but the district shall resort to condemnation only when it is obvious that negotiations shall not lead to an amicable settlement.

The board shall acquire school sites or facilities only when it clearly contemplates using the property for school purposes.

Legal References: RCW 8.16	Eminent Domain by School Districts
28A.335.130	Real property--Sale--Use of proceeds
28A.335.090	Conveyance and acquisition of property--Management
74.46.020	Definitions

Adopted by the Board August 25, 1997

BOARD POLICY

Policy No. 9220

SCHOOL FACILITIES

9220 NAMING FACILITIES

The naming/renaming of District schools and other District properties is the responsibility of the Board of Directors. The Board recognizes the importance of soliciting student, staff, and community input in the selection of a name. The Board authorizes the Superintendent to develop procedures, which provide the broad-based involvement.

Adopted by September 22, 2003

BOARD POLICY

Policy No. 9271

SCHOOL FACILITIES

9271 SALE OF REAL PROPERTY

The board has exclusive control of the acquisition and disposal of all district property. This power shall be exercised only when the board determines by resolution that such property is or is not necessary for school purposes.

Once the board has considered all the factors relating to a proposed sale of real property, it shall comply with all requirements of the law, including:

- A. A market value appraisal by a professionally designated real estate appraiser, selected by the board shall be secured.
- B. No sale of real property is to take place if the sale price would be less than 90 percent of the appraisal made by the appraiser unless the property has been on the market for one year, in which case it may be reappraised and sold for not less than 75 percent of the reappraisal value if the sale is approved by the unanimous consent of the board.
- C. If the appraised value exceeds \$70,000 notice that such a sale is being considered is to be published in a newspaper of general circulation within the district for at least two consecutive weeks. The notice shall specify the date, time and place of a public hearing scheduled to consider the property specified for sale. Evidence concerning the proposed sale along with the advisability of selling the parcel is to be taken into account by the board at such a hearing.
- D. Bids may be secured or a licensed real estate broker may be engaged. If the latter, the commission shall not exceed 7 percent. Any appraiser selected by the board to appraise the market value of a parcel of property may not be a party to any contract with the district to sell the parcel for a period of three years after the appraisal. No bid award shall be made within a forty-five day period following publication of notice of the intended sale in a newspaper of general circulation in the district.

Receipts from the sale of property shall be placed into the debt service fund or in the capital projects fund.

BOARD POLICY

Policy No. 9271 (Cont'd)

Legal References: RCW 28A.335.090 Conveyance and acquisition of
property--Management
28A.335.120 Real property--Sale--Notice of and
hearing on sale, when--Appraisal
required--Broker services--Real
estate sales contracts,
limitations
39.33.010 Sale, exchange, transfer, lease of
public property authorized--
Section deemed alternative
74.46.020 Definitions

Adopted by the Board August 25, 1997