

Clark County Owned Real Assets

Project Update

Goals Of This Project Are:

- Debt related to properties by type (taxable, nontaxable).
- Listing of properties we lease/rent and from whom.
- Listing of leased out properties, to whom with a breakout to include nonprofit entities.
- Find under-utilized and undervalued county owned properties and to propose a better use.

Project Assumptions:

- Some county owned properties will yield a better value to the County and its citizens if used in a different manner than the current use. Current use may be the use for which the property was acquired, or an interim use until the property can be developed into its planned use.
- Some properties are restricted from changes in use because of legal, financial, infrastructure, or environmental considerations.
- The BOCC is interested in use of county owned properties, with potential for increased value compared to current use through alternate uses.

Listing Of Properties Where We Are Lessee (Lease/Rent)

Lessor	Type (Res, Ag, Office)	Lessee	Rent Rate	Expiration	Renewal Terms	County Obligations
Capital Development Co.	Courtrooms and offices	Family Court Systems	\$22,192.26 per month	5 years	(2) five year renewal options	Utilities, common area costs, repairs not assoc. with landlord obligations. See lease
Capital Development Co.	Interview rooms, exam room, offices	Child Abuse Intervention Center (CAIC)	\$10,410.50 per month	60 months	(2) additional 5 year terms	Utilities, common area costs, repairs not assoc. with landlord obligations. See lease
Clark County Fire District 6, 11, 12 & Fire Facility Board	Fairgrounds - Public Safety Facility	Clark County Sheriff's Office	\$3,250 per month	29 years	may go month to month	maintain insurance coverages
Angelo Property LLC	Office	PA - Child Support Division	See lease	5 years	(1) additional 5 year term	operating expenses, insurance

Listing Of Parcels Where We Are Lessor By Custodial Department

- General Services, 45 parcels
- Community Services, 1 parcels
- Public Works, 2 parcels
- Parks, 13 parcels
- Environmental Services - Legacy Lands,
13 parcels

Lessor to Nonprofit Entities

Center for Public Health	NON PROFIT	Billable
Lessee	Customer #	Sq. Feet
Health Department - Jeff Harbison x 8475	1089	47,888
Dept. of Community Services - Harold Rains x 7819	2460	13,146
DCS - CRISIS- Horald Rains x 7819		2,400
Cowlitz Indian Tribe-Debbie Hasler x 7647	2783	2,939
Community Services Northwest- John Moren x 8005	13491	12,556
Lifeline Connections-Jared Sanford x 7484	13490	57,123
Consumer Voices Are Born- Brad Berry x7617	15220	2,744
Sea Mar (sublease from Health)	25362	12,707

Dolle Building	Billable Sq. Feet
Lessee	
Vancouver Watersheds Council (non-profit)	936
NW Assoc. for Blind Athletes (non-profit)	1,000

Lessor to Nonprofit Entities Continued

Office at Heritage Farm	WSU - Extension Tom Beyer	\$105.00 per month
Office at Heritage Farm	WSU - Extension	In lieu of rent, provide programs per MOA
Land at Heritage Farm	Partners in Careers (PIC)	\$75.00 per acre per year
Land and greenhouses at Heritage Farm	Master Gardener Foundation	5% of the net annual plant sale per year , est. \$2,500 to \$3,200 per year
Land at Heritage Farm	Clark County Food Bank	\$750/yr (\$75 per acre x 10 acres)
Camp Lewisville	Youth Camp	\$1 year
Ibrahim House	Half Way House	\$1 year
Mercy House	Half Way House	\$10 year

Unrestricted County Owned Real Properties

- 1. Not Encumbered by Debt**
- 2. No Grant or other Restrictions**

Research on TREASURER Properties

- **RCW 36.35.020 - "Tax title lands" defined — Held in trust for taxing districts.**
- The term "tax title lands" as used in this chapter shall mean any tract of land acquired by the county for lack of other bidders at a tax foreclosure sale. Tax title lands are held in trust for the taxing districts.
- Treasurers properties are sold through Public Works Real Property group.
- All 38 properties are tax foreclosures, 25 are from years prior to 1998. (per GIS database)
- Proceeds go to the taxing district(s) to satisfy back taxes, to the County for foreclosure costs and remainder to owner.

Research on PUBLIC WORKS Properties

- There are 221 parcels - includes all of the Operations Division buildings and maintenance properties.
- There are 14 parcels available under further review.
- There are 5 parcels preparing for sale.
- Hours required to complete this review 140.
- Hours expended to date on analysis 112.

Research on COUNTY PARKS Properties

- There are 271 parcels
- There are 11 parcels available for further review.
- Hours required to complete review 55.
- Hours expended to date on analysis 6.

Research on GENERAL SERVICES Properties

- There are 71 parcels
- There is five parcels available for further review. –
Dolle Building
- No additional hours required.

Research on ENVIRONMENTAL SERVICES Properties

- There are 673 parcels
- There are 112 parcels available for further review.
- Hours required to complete review 350.
- Hours expended to date on analysis 245.

Next Steps

- Expend resources to complete review(s)?
- Any additional restrictions to be applied?
- Next update in 90 days?