



Southern

**SOUTHERN WEST VIRGINIA
COMMUNITY AND TECHNICAL COLLEGE**

BOARD OF GOVERNORS

**JUNE 27, 2008
EMERGENCY MEETING AGENDA**

Members

Kevin N. Fowler, Chair
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Joanne Jaeger Tomblin
President

**SPECIAL EMERGENCY MEETING OF THE
SOUTHERN WEST VIRGINIA COMMUNITY AND TECHNICAL COLLEGE
BOARD OF GOVERNORS**

**Center for Allied Health and Technology, Room 442*
2900 Dempsey Branch Road, Mount Gay, WV**

**June 27, 2008
9:00 AM
AGENDA**

1. Roll-call and Call to Order Mr. Kevin Fowler
Board Chair
2. Action Item p. 2
 1. Finalize Sale of Building and Real Property
3. Adjournment

To join the meeting by conference call, dial the following numbers:
1-800-233-3638, access code: 6125 #

**SOUTHERN WEST VIRGINIA COMMUNITY AND TECHNICAL COLLEGE
BOARD OF GOVERNORS
EMERGENCY MEETING OF JUNE 27, 2008**

ITEM: Finalize Sale of Building and Real Property

RECOMMENDED RESOLUTION: *RESOLVED*, That the Southern West Virginia Community and Technical College Board of Governors approve the sale of real property located at 300 Main Street, Logan, West Virginia, more commonly known as the Logan Downtown Annex, to the Logan County Commission, 300 Stratton Street, Suite 103, Logan, WV for \$300,000.00.

STAFF MEMBER: Joanne Jaeger Tomblin

BACKGROUND:

The Southern West Virginia Community and Technical College Board of Governors granted approval to sell the real property located at 300 Main Street, Logan, West Virginia, more commonly known as the Logan Downtown Annex at its meeting on June 3, 2008, as provided by WV Code §18B-14-3. The Code Section grants authority to sell any surplus real property and deposit the net proceeds into a special revenue account to be utilized for the purchase of additional real property or for capital improvements. This Code Section further stipulates that prior to such action, the board of directors shall have the property appraised by two licensed appraisers and shall not sell the property for less than the average of the two appraisals, that notice of such sale be advertised as a Class II legal advertisement as defined in WV Code §59-3-2, and that a public hearing be held on the issue.

This parcel of land is described in a deed from the Chief Logan Authority, Incorporated dated March 22, 2005. The deed for the property may be viewed at the County Clerk's office in the Logan County Courthouse in Book 589, Page 092. Two appraisals were secured in March 2008 from Howerton Real Estate Services, Incorporated for \$265,000 and Trent Appraisal and Consulting Service for \$300,000. The average of the two appraisals is \$282,500. The notice of the intent to sale the property was advertised on June 19, 2008 and June 26, 2008 as a Class II legal advertisement. A public hearing to receive comments from the public regarding the Board's intent to sell the designated real property is scheduled for June 27, 2008 beginning at 9:00AM at Southern West Virginia Community and Technical College, 2900 Dempsey Branch Road, Center for Allied Health and Technology, Room 442, Mount Gay, West Virginia. At the conclusion of the public hearing the Board of Governors will conduct a special emergency meeting concerning the sale of the building and property to the Logan County Commission. The proceeds from the sale of the property will be deposited in the Southern West Virginia Community and Technical College capital account and used for capital improvements.

Additionally at its June 3, 2008 meeting, the Board approved a resolution that authorizes the President of Southern West Virginia Community and Technical College to act on its behalf in negotiating the sale of the specifically designated real property and to sign all documents required for the sale of the described property in accordance with applicable law.