
POLICY 4.52 DISPOSAL OF LAND AND IMPROVEMENTS

The Board of Education recognizes that occasionally certain lands and improvements may become surplus to the educational needs of the District. In these circumstances, the Board may consider the disposal of such surplus land and buildings.

Prior to consideration of any possible disposal of lands or buildings, the Board will determine whether such lands or buildings are surplus to the educational needs of the District. In making such determination, the Board will:

- consider and comply with any guidance or direction from the Ministry responsible for K-12 public education in British Columbia;
- undertake with the Haida Nation, partners, local governments, community organizations and/or the public, such consultations as the Board may consider appropriate with respect to the lands or buildings involved.

A consultation process shall include:

- consideration of future enrolment growth in the District, including K-12, adult programs and early learning;
- consideration of alternative community use of surplus space in school buildings and other facilities;
- a fair consideration of the community's input and adequate opportunity for the community to respond the Board's possible plan for the lands or buildings.

Where District lands or buildings have been designated as surplus, every effort should be made to dispose of that asset in a manner consistent with Ministry direction, and where such land or buildings are to be disposed of, the Board will seek to accrue the maximum financial benefit to the District given the nature of the group which is acquiring the lands or buildings.

Where the Board has determined that any given land and/or facility is surplus to current needs and should be disposed of, the following will apply:

1. The Board shall obtain an appraisal of the property by an independent professional appraiser to obtain an estimate of the fair market value of the land and/or buildings;
2. Following consultation and subject to the approval of the Minister, and as an act of reconciliation, the Board will first offer to and attempt to negotiate an agreement with the Haida Nation for the purchase of the property.

3. If no agreement is made above, the Board shall, subject to the terms of this policy, then offer such surplus land and building assets for sale to the general public, unless such disposal is to another board or institution for educational purposes.
4. Authority to dispose of the surplus asset will then be delegated to the Secretary-Treasurer who will establish the public process for its disposal, which shall be consistent with the intent of this Policy.
5. Acceptance or rejection of any offer is subject to Board approval;
6. Once the Board has determined a successful purchaser, a Board bylaw authorizing the disposal will be made pursuant to Section 65(5) of the School Act; and
7. Notification to the Minister of Education will be made pursuant to the Disposal of Land or Improvements Order.