



## MEMORANDUM

To: Dr. Birgitte Ryslinge, President  
OCCC Board of Education  
From: Dave Price, VP, Engagement  
Date: April 12, 2023

Subject: Proposed South County Center Garden Agreement

This memo previews a pending agreement between Oregon Coast Community College and Oregon State University and the OSU Master Gardeners program. The agreement involves the lease of a portion of OCCC property in Waldport to OSU for use by the Master Gardeners, hence this submission to the Board of Education. OSU desires to use the property to create a community garden that will be used for educational purposes and community agriculture and related activities. Recognizing the community value and nonprofit nature of the Master Gardener program, OCCC does not intend to charge rent for the space.

The land use proposal has been assessed by the Executive Team for negative impact on the primary functions (instruction, community support, student engagement) of the Waldport facility and none have been identified. Instead, there is consensus that such land use is potentially complementary to existing functions.

As with the College's other Master Garden agreements with OSU, the agreement will be of limited duration (5-year term, for initial agreement) and will include a variety of termination clauses, including mutual consent (no notice required) or "Parties' Convenience" (Ex: *"This Agreement may be terminated at any time by either Party upon 90 days' notice in writing and delivered by certified mail or in person."*)

### Request

The VP of Engagement requests President Ryslinge to present this memo to the Board of Education as a description of the pending written agreement and serve as an opportunity for "Board first read". This approach allows the Board to be prepared to consider and accept or reject the completed agreement at its May 2023 meeting. The Master Gardener program wishes to take advantage of the relatively short growing season.

### Background

The Master Gardeners have long operated a community garden in Yachats, which has also served in some ways as a demonstration garden. The Yachats property is no longer available, and the garden is forced to move to another south-county location.

**SOUTH COUNTY CENTER**  
3120 Crestline Drive  
Waldport, Oregon 97394  
541-563-4502

**CENTRAL COUNTY CAMPUS**  
400 SE College Way  
Newport, Oregon 97366  
541-265-2283

**NORTH COUNTY CENTER**  
3788 SE High School Drive  
Lincoln City, Oregon 97367  
541-994-4166

## Relevant Experience

The College has active and regularly updated lease agreements in place for demonstration at both Central and North college locations (and, at North, now Community Gardens as well). These agreements are between Oregon State University and OCCC, and the College has found OSU to be a reliable and collaborative partner.

## Details

The South County Center affords the garden up to 13,000 square feet of land in full sun. Organizers plan (upon approval by the BOE) to develop not only the re-located community garden but also plant fruit trees for demonstration purposes, and to hold periodic classes and meetings inside the South County Center, using the College's existing room reservation calendaring system. Parking will be made available to patrons and MG representatives, though off-hours access to restrooms cannot be provided. (This is also the case at the existing gardens.) Water use and billing plans have been agreed upon in principle (with OSU covering any additional water costs incurred by OCCC) but have not been presented in writing as of April 12.



Available open space  
approx. 13,000 square feet,  
or 1/3 acre.



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