

AGENDA
ARKANSAS STATE UNIVERSITY
BOARD OF TRUSTEES
Wednesday, November 4, 2020
5:00 p.m.
By Telephone Conference Call
1-866-394-9513/Passcode 5773530#

I. Call to Order

Stacy Crawford, Chair

***II. Agenda**

- **Proposed ASU System Resolution**
 - **Resolution approving the ASU System to sell property it owns in Craighead County, Arkansas**

***III. Adjournment**

***Action Item**

EXECUTIVE SUMMARY

Contact: Jeff Hankins (501) 660-1004

ACTION ITEM: The Arkansas State University System requests approval to sell property it owns in Craighead County, Arkansas.

ISSUE: The Board of Trustees must approve all sales of University property.

BACKGROUND:

- The ASU System owns property ("property") at 3613 Lacoste Drive, Jonesboro, Craighead County, Arkansas. The property is not essential to the operations of the institution and will not be needed in the future to carry out the mission of the educational institution. The property is surplus, appropriate for sale.
- The ASU System Board of Trustees originally authorized the sale of the property in September of 2011 (Resolution 11-35).
- The property's appraised value is \$425,000.00.
- Recently, the ASU System received an offer for the property in the amount of \$430,000.00.
- The President of the ASU System recommends accepting this proposal.

RECOMMENDATION/RESOLUTION:

Be it resolved that the Arkansas State University System is approved to sell the property located at 3613 Lacoste Drive, Jonesboro, Craighead County, Arkansas, pursuant to the terms outlined in the attached Agreement to Sell Real Property, and that the President of the ASU System, or the President's designee, is authorized to sign all documents necessary to close this transaction.



Christy Clark, Secretary



Stacy Crawford, Chair

Arkansas State University
Board of Trustees
November 4, 2020

The Arkansas State University Board of Trustees met via conference call on Wednesday, November 4, 2020. Stacy Crawford, Chair of the Board of Trustees, called the meeting to order at 5:01 p.m. A roll call of the Board confirmed that Stacy Crawford, Price Gardner, Christy Clark, Tim Langford, and Niel Crowson were present by telephone.

ASU System Resolution:

- Resolution 20-36 approving the ASU System to sell property it owns in Craighead County, Arkansas

Dr. Welch: The property that we are asking you to approve for sale is located at 3613 Lacoste Drive in Jonesboro. This property was originally purchased in 2007 for the purpose of serving as the residence of the Chancellor, at that time, of the Jonesboro campus. In 2010, the Jonesboro campus chancellor's residence became the home at 1513 Nettleton Avenue that everyone is familiar with. In 2011, the Board of Trustees voted this property to be surplus and appropriate for sale and authorized the sale of the property. So technically, it has been authorized for those nine years, and we probably could have fallen back on that. However since that was nine years ago and since we have a new Board, we felt that we ought to have a new resolution. One of the challenges that we have run into, in 2011 and until this date, was really just the market itself. Obviously, the home was bought shortly before the housing market bust in 2008-2009, and we wanted to make sure that we sold it at a level that was commensurate with the appraised value. During that interim time, we have had employees who lived in the home according to contractual agreements with the University, and we have had an employee who lived in the home and paid a lease amount to the University at a fair market value. No one has lived in the home since 2019. But this is the first offer that we've had on the home that was in excess of the appraised value. Based on the fact that we don't have a strong need for the property at this time, we would like for you to deem it surplus, appropriate for sale, and to authorize the sale of the property.

Mr. Gardner: I do want to note and approve that we do this, but there is a credit in the contract against the purchase price, which I think is fairly reasonable. I just want to make sure that the resolution

and the motion approve, not only the contract, but also the granting of the buyer credit at closing, in lieu of certain repairs.

Dr. Welch: All of that came as a result of the inspection. Our Jonesboro Facilities and Maintenance Staff and Dr. Frey have reviewed those, and found all those things to be acceptable. Katie Prescott and our legal team have also worked very closely on this to make sure all the documents are in order and have indicated that they are.

Upon a motion by Mr. Gardner, seconded by Mr. Crowson, Resolution 20-36 was approved.

Ayes: Crawford, Gardner, Clark, Langford, Crowson

Nays: None

Adjournment

Upon a motion by Dr. Langford, seconded by Mrs. Clark, the meeting adjourned at 5:07 p.m.

Ayes: Crawford, Gardner, Clark, Langford, Crowson

Nays: None



Christy Clark, Secretary



Stacy Crawford, Chair