
**TRANSFER OF PROPERTY LOCATED AT
2341 HADLEY-COHRON ROAD**

REQUEST:

Authorization to transfer 43.58 acres of land from WKU to the WKU Real Estate Corporation to sell the property and create a scholarship fund for Biology Department graduate students.

FACTS:

The Potter Nicely Outdoor Education Center located at 2341 Hadley-Cohron Road is a 48.22-acre farm donated by Ms. Sallie Carwell. The original 43.58 acres of land was donated in 2002 to Western Kentucky University. Subsequently, an additional tract of 4.64 acres, along with a home and related outbuildings, was donated in 2012 to the WKU Real Estate Corporation. The property has been used as a teaching and research center by the WKU Biology Department, and graduate students in Biology have occupied the home.

Currently, the home does not have any graduate students living on the property and the physical structures located on the WKU Real Estate Corporation tract have considerable deferred maintenance. While Ms. Carwell has provided some assistance for deferred maintenance, it does not resolve the fact that there is no long-term endowment to care for the property. Additionally, we recognize that the Biology Department now has research opportunities at the Green River Preserve.

After considering various options, Ms. Carwell agreed that the best course of action is to sell the property with the proceeds being used to establish a scholarship fund for graduate students in the Biology Department. The WKU Real Estate Corporation will assist with the sale of both tracts. The original 43.58 acre was appraised for \$65,000 when it was donated in 2002.

The proceeds will create a scholarship fund that will be held and administered by the College Heights Foundation. The College Heights Foundation will work with Ms. Carwell on guidelines for establishing this important scholarship to honor the Potter and Nicely legacies.

BUDGETARY IMPLICATIONS:

None

RECOMMENDATION:

President Timothy C. Caboni recommends approval to transfer 43.58 acres of property from WKU to the WKU Real Estate Corporation to sell the property and create a scholarship fund for Biology Department graduate students.

MOTION:

AUTHORIZATION FOR WKU TO TRANSFER 43.58 ACRES OF PROPERTY FROM WKU TO THE WKU REAL ESTATE CORPORATION TO SELL THE PROPERTY AND CREATE A SCHOLARSHIP FUND FOR BIOLOGY DEPARTMENT GRADUATE STUDENTS

TRANSFER OF PROPERTY LOCATED AT 521 EMMETT AVENUE

REQUEST:

Authorization to receive .53 acres of land located at 521 Emmett Avenue from WKU Real Estate Corporation to WKU.

FACTS:

During 2015, properties located along the 500 block of Emmett Avenue were identified as potential acquisition targets by WKU for their ability to improve connections between Main and South Campus locations. The following year, the University was presented with an opportunity to secure all of the three previously identified properties. WKU selected the best candidate and approached the WKU Real Estate Corporation about approving the purchase of 521 Emmett Avenue to hold in reserve on behalf of WKU.

The property appraised for \$160,000 and the WKU Real Estate Corporation subsequently initiated the purchase on 08/24/2016 for \$155,500. The property was .53 acres and included a 1,525 well-maintained residence. WKU Real Estate Corporation then entered into a rental agreement lease of the property to a tenant to cash flow its purchase price.

The Parking and Transportation Department then discovered that the construction of a road would significantly increase transit efficacies by reducing the number of drivers and fuel use while improve services by reducing ride times. These advantages were in addition to the known safety advantages to drivers and riders by avoiding the Story and Emmett Avenue traffic signals on Nashville Road. Once it was determined that the return on investment for the construction of a new road was estimated to be in the range of 3-5 years, WKU fast-tracked the project to take advantage of operational savings.

The Parking and Transportation Department applied its foundation resources towards WKU Real Estate Corporation debt and on October 2017 entered into a department agreement to lease the property for eight years at \$11,282 annually. The lease agreement allowed for the demolition of the residence, allowed for the construction of a road, and stated that the property will to revert to the University once the final payment was received.

Parking and Transportation is in the process of retiring this obligation early.

BUDGETARY IMPLICATIONS:

None

RECOMMENDATION:

President Timothy C. Caboni recommends approval to receive .53 acres of land located at 521 Emmett Avenue from WKU Real Estate Corporation to WKU.

MOTION: AUTHORIZATION TO RECEIVE .53 ACRES OF LAND LOCATED AT 521 EMMETT AVENUE FROM WKU REAL ESTATE CORPORATION TO WKU.

**ACCEPTANCE OF THE UNIVERSITY
2020-2026 SIX-YEAR CAPITAL PLAN**

REQUEST:

Acceptance of the University's 2020-2026 Six-Year Capital Plan.

FACTS:

Western Kentucky University's 2020-2026 Six-Year Capital Plan was submitted to the Capital Planning Advisory Board (CPAB) and the Council on Postsecondary Education (CPE) on April 15, 2019.

The CPAB is comprised of members representing all three branches of government and has a responsibility under KRS Chapter 7A to biennially develop a comprehensive state capital improvements plan and to make funding recommendations to each branch head as to state spending for capital projects. Additionally, CPE will review these capital spending requests and will make recommendations for Postsecondary Education to the Governor and General Assembly for the 2020-2026 biennial budget.

In the process of developing the Six-Year Capital Plan, we integrated our strategic plan priorities with the capital priorities for higher education as outlined by CPE. This plan places a focus on restoring the architectural integrity of our campus and emphasizes capital renewal, renovation of existing facilities and upgrading our campus infrastructure. We believe that the top priority projects are reflective of the priorities for WKU and consistent with the direction of postsecondary education in Kentucky.

RECOMMENDATION:

President Timothy C. Caboni recommends that the Board of Regents approve the 2020-2026 Six-Year Capital Plan.

MOTION:

To approve the 2020-2026 Six-Year Capital Plan for Western Kentucky University.

WKU SIX-YEAR CAPITAL PLAN 2020-2026 BY PRIORITY

			STATE (General)	AGENCY	RESTRICTED	FEDERAL/
	PROJECT TITLE	AMOUNT	BOND	BOND	FUND	OTHER
	Biennium 2020-2022 in Priority Order					
1	Const New Gordon Ford College of Business	\$ 65,100,000	\$65.1M			
2	Renovate Grise Hall	\$ 32,200,000	\$32.2M			
3	Construct Parking Structure IV	\$ 25,000,000		\$25.0M		
4	Demolish Tate Page Hall/Improve Site	\$ 6,000,000	\$6.0M			
5	Renovate and Expand Innovation Campus (CRD)	\$ 80,000,000				\$80.0M
6	Replace Underground Infrastructure	\$ 25,000,000	\$25.0M			
7	Renovate Police Department	\$ 2,000,000			\$2.0M	
8	Demolish Garrett Conference Center/Improve Site	\$ 7,000,000	\$7.0M			
9	Renovate and Improve Softball Complex	\$ 3,500,000				\$3.5M
10	Construct Indoor Athletic Training Facility	\$ 20,000,000				\$20.0M
11	Remove & Replace Student Housing @ WKU Farm	\$ 1,500,000				\$1.5M
12	Renovate Raymond Cravens Library	\$ 40,300,000	\$40.3M			
13	Renovate Ogden College Science Facilities	\$ 75,800,000	\$75.8M			
14	Renovate Potter College Arts & Letters Facilities	\$ 96,400,000	\$96.4M			
15	Renovate Academic Complex	\$ 27,500,000	\$27.5M			
16	Improve Life Safety Pool/Academic Facilities	\$ 27,500,000	\$27.5M			
17	Repair/Replace Roof Ctr Research & Development	\$ 5,100,000	\$5.1M			
18	Add Club Seating @ Diddle Arena	\$ 3,000,000				\$3.0M
19	Capital Renewal Pool 2020-2022	\$ 10,000,000	\$10.0M			
20	Renovate Kentucky Building	\$ 17,500,000	\$17.5M			
21	ESPC 2020-2022	\$ 10,000,000				\$10.0M
22	Upgrade IT Infrastructure	\$ 6,000,000	\$6.0M			
23	Renovate Central Heat Plant	\$ 5,100,000	\$5.1M			
24	Interior Renovation Jones Jagers	\$ 1,000,000	\$1.0M			
25	Construct Football Pressbox	\$ 5,200,000				\$5.2M
26	Purchase Prop/Parking & Street Improve 2020-2022	\$ 3,000,000			\$3.0M	
27	Purchase Property for Campus Expansion 2020-2022	\$ 3,000,000			\$3.0M	
28	Renovate South Campus	\$ 5,000,000			\$5.0M	
29	Expand Track and Field Facilities	\$ 4,700,000				\$4.7M
30	Construct Baseball Grandstand	\$ 4,500,000				\$4.5M
31	Acquire FFE for Diddle Arena	\$ 3,000,000				\$3.0M
32	Construct South Plaza	\$ 3,600,000				\$3.6M
33	Renovate State/ Normal Street Properties	\$ 1,500,000			\$1.5M	
34	Renovate CRD Phase I	\$ 6,000,000			\$6.0M	
35	Renovate & Expand Clinical Education Complex	\$ 8,000,000				\$8.0M
36	Demolish Foundation Building/Improve Site	\$ 3,000,000	\$3.0M			
37	Construct Tertiary Data Center	\$ 1,500,000	\$1.5M			
38	Acquire FF&E Equipment Pool	\$ 3,000,000	\$3.0M			
	Biennium 2020-2022 Total	\$ 647,500,000				
	Biennium 2022-2024					
1	Ren & Expand PHAC Student Intramural Recreation Facility	\$ 20,000,000				\$20.0M
2	Ren & Expand Intramural Sports Complex @ South Campus	\$ 11,800,000				\$11.8M
3	Renovate Service Supply Building	\$ 11,500,000	\$11.5M			
4	Renovate Facilities Mgmt/PS1 Ground Level	\$ 10,800,000	\$10.8M			
5	Construct Kinesiology, Recreation and Sport Facility	\$ 16,000,000	\$16.0M			

WKU SIX-YEAR CAPITAL PLAN 2020-2026 BY PRIORITY

			STATE (General)	AGENCY	RESTRICTED	FEDERAL/
	PROJECT TITLE	AMOUNT	BOND	BOND	FUND	OTHER
6	Purchase Property for Campus Expansion 2022-2024	\$ 3,000,000			\$3.0M	
7	Purchase Prop/Parking and Street Improve 2022-2024	\$ 3,000,000			\$3.0M	
8	Agriculture Expo Center Renovation	\$ 18,200,000	\$18.2M			
9	Construct Science Gallery	\$ 3,400,000				\$3.4M
10	Renovate Horse Barns at Ag Expo	\$ 1,800,000	\$1.8M			
	Biennium 2022-2024 Total	\$ 99,500,000				
	Biennium 2024-2026					
1	Renovate Jones Jaggers Hall	\$ 11,400,000	\$11.4M			
2	Construct WKU Owensboro Ph II	\$ 15,300,000	\$15.3M			
3	Construct South Reg PostSec Ed Ctr (Glasgow)	\$ 15,000,000	\$15.0M			
4	Purchase Prop/Parking and Street Improve 2024-2026	\$ 3,000,000			\$3.0M	
5	Purchase Property for Campus Expansion 2024-2026	\$ 3,000,000			\$3.0M	
6	Renovate CRD Phase II	\$ 15,000,000			\$15.0M	
7	Renovate Tate Page Hall	\$ 1,200,000			\$1.2M	
	Biennium 2024-2026 Total	\$ 63,900,000				
	Grand Total	\$ 810,900,000				