

Following appropriate notice to members of the press, the Board of Trustees of the University of Central Arkansas met via telephone conference at 1:00 p.m., Friday, September 10, 1999. The following trustees participated in the call:

Vice Chair: Mr. Dalda Womack
 Secretary: Mr. Randy Sims
 Dr. Harold Chakales
 Mrs. Elaine Goode
 Mr. Rush Harding III

and with the following absent, to-wit: Chair: Mr. Rickey Hicks
 Mr. Madison P. Aydelott III

constituting a quorum of said Board, at which meeting the following business was transacted, to-wit:

Mr. Womack, Vice Chair, called the meeting to order. Mr. Jack Gillean, Vice President for University Relations, stated that President Thompson, who is presently out of the country, requested that the teleconference be held in his absence. Mr. Gillean informed the Board that members of the press had been notified and one member of the press was present.

ACTION AGENDA

At Mr. Womack's request, Mr. Gillean presented the following item.

Property Acquisition - On May 7, 1999, the Board of Trustees authorized the administration to negotiate in good faith to acquire an unimproved vacant lot, property owned by Marie C. Estes during her lifetime, and if good faith efforts were unsuccessful, to institute an action for condemnation of the property. The university has been engaged in negotiations with one of Mrs. Estes' daughters, both prior to and subsequent to Mrs. Estes' death, for purchase of the property. Negotiations have been ongoing since 1996 and to date, efforts to purchase the property by the university have been unsuccessful.

On August 30, 1999, the university filed a complaint for condemnation and received an order granting its request. The university became aware of an error in the legal description and instituted immediate proceedings to set aside the order of condemnation.

Since the property is within the university's projected growth area and can meet present and future growth needs, it is important that the property be acquired before it is developed in a manner

inconsistent with the university's long range plans. Additionally, the property is adjacent to existing university property.

Therefore, the president recommends to the Board of Trustees the following resolution:

“BE IT RESOLVED: THAT THE UNIVERSITY OF CENTRAL ARKANSAS BOARD OF TRUSTEES AUTHORIZES THE ADMINISTRATION TO NEGOTIATE IN GOOD FAITH WITH THE EXECUTOR OF THE ESTATE OF MARIE C. ESTES FOR AN UNIMPROVED VACANT LOT DESCRIBED BELOW:

Legal Description as follows:

Part of the NE 1/4 SE 1/4 of Section 11, Township 5 North, Range 14 West, bounded by the following described lines, to-wit: Beginning at a point where the West line of Donaghey Avenue intersects the South line of College, in the City of Conway, Faulkner County, Arkansas, which point is 4 ft South and 44 ft West of the NE corner of said NE 1/4 SE 1/4, Section 11; run thence South 120 ft; thence West 150 ft; thence South 62 ft; thence West 196 ft and to the East line of Augusta Avenue; thence North 182 ft to College Avenue; thence East 346 ft and to the point of beginning, at the intersection of Donaghey and College Avenues, all in the City of Conway, Arkansas.

Less and except:

Part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Eleven (11), Township Five (5) North, Range Fourteen (14) West, described as follows: Beginning at a point where the west line of Donaghey Avenue intersects the South line of College Avenue, in the City of Conway, Arkansas, which point is 4 feet South and 44 feet West of the Northeast corner of said NE 1/4 SE 1/4, Section 11; thence South 120 feet; thence West 120 feet; thence North 120 feet to the South line of College Avenue; thence East 120 feet to the point of beginning.

Less and except:

Beginning at a point 120 feet West of a point where the West line of Donaghey Avenue intersects with the South line of College Avenue in the City of Conway, Arkansas, which point is four feet South and 44 feet West of the Northeast Corner of the Northeast Quarter of the Southeast Quarter, Section Eleven, Township 5 North, Range Fourteen West and run thence West thirty feet; run thence South 120 feet; run thence East thirty feet; run thence North 120 feet to the point of beginning.

BE IT FURTHER RESOLVED: THAT IF GOOD FAITH EFFORTS TO ACQUIRE THE PROPERTY ARE UNSUCCESSFUL, THE ADMINISTRATION AND THE GENERAL COUNSEL ARE AUTHORIZED TO INSTITUTE AN ACTION FOR CONDEMNATION OF THE ABOVE-REFERENCED PROPERTY LOCATED IN FAULKNER COUNTY, ARKANSAS.

THE BOARD FINDS THAT THE ACQUISITION OF THE FOREGOING PROPERTY IS NECESSARY FOR THE PRESENT AND FUTURE USE AND BENEFIT OF THE UNIVERSITY OF CENTRAL ARKANSAS AND TO PROVIDE FOR DEVELOPMENT AND EXPANSION OF THE UNIVERSITY FOR PURPOSES IMPORTANT TO ITS EDUCATIONAL MISSION.”

During lengthy discussion Jack Gillean, John Smith, Vice President for Financial and Administrative Services, and Melissa Rust, General Counsel, responded to questions regarding previous discussions and action taken by the Board, negotiations, zoning, and property appraisals related to the Estes property. During the discussion, **Mrs. Goode moved that the above resolution be approved and the administration proceed with the property acquisition. The motion died for lack of a second.**

Discussion continued during which Dr. Chakales, Mr. Sims and Mr. Harding expressed concerns about proceeding to acquire the property.

Following discussion, Mr. Womack stated that because opinions on this issue were so diverse, it should be brought back to the Board at a future meeting and after more information is provided to the Board. **Mrs. Goode moved that the Board adjourn and discuss the issue at the next Board meeting. The motion was seconded by Mr. Harding and passed unanimously.**

Mr. Dalda Womack, Vice Chair

Mr. Randy Sims, Secretary