

Following appropriate notice to members of the press, the Board of Trustees of the University of Central Arkansas met via telephone conference at 3:00 p.m., Friday, October 31, 1997. The following trustees participated in the call:

Chair:	Dr. Harold H. Chakales
Vice Chair:	Mrs. Elaine W. Goode
Secretary:	Mr. Rickey H. Hicks
	Mr. Madison P. Aydelott III
	Mr. Rush F. Harding III
	Mr. Joe M. White
	Mr. Dalda F. Womack

There being a quorum of the Board, the following business was transacted:

Property Exchange - Trent Property - For the last several months, the university has been negotiating with C.W. "Bud" Trent for an exchange of property owned by UCA for property owned by the Trent Family Limited Partnership. An agreement has been reached for a like-kind, even exchange of property.

The purpose of the exchange is to give the university ownership of all the property north and west of the drainage ditch that runs through Block 69 of the Boulevard Addition to the City of Conway. Once acquired by the university, this property would be developed as additional parking on the east side of the campus. The exchange would give the Trent family ownership of property south and west of the drainage ditch and adjacent to other property owned by them.

The Trents have been mowing this property for some time because the university has no access to it to provide maintenance.

The exchange is in the interest of both parties.

The following resolution was adopted upon motion by Mr. Aydelott with a second by Mr. Hicks. Mr. White stated that he owns property adjacent to the Trent property, therefore, abstained.

"BE IT RESOLVED: THAT THE UNIVERSITY IS AUTHORIZED TO EXCHANGE THE BELOW DESCRIBED PROPERTY OWNED BY THE UNIVERSITY LOCATED IN BLOCK 69 OF THE BOULEVARD ADDITION TO THE CITY OF CONWAY FOR THE BELOW DESCRIBED PROPERTY OWNED BY THE TRENT FAMILY LIMITED PARTNERSHIP ALSO LOCATED IN BLOCK 69 OF THE BOULEVARD ADDITION TO THE CITY

OF CONWAY:**A. UCA PROPERTY**

PART OF LOTS 5, 6, AND 7, BLOCK 69 AND ALSO A 20 FOOT WIDE ALLEY LYING EAST OF SAID LOTS 5, 6, AND 7, BLOCK 69 LYING SOUTH OF THE CENTERLINE OF A CONCRETE DRAINAGE DITCH, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SE CORNER OF SAID LOT 7, THENCE ALONG THE SOUTH LINE OF SAID LOT 7, S89°34'46"W 46.20 FEET TO THE CENTERLINE OF A 15.0 FOOT WIDE CONCRETE DITCH, THENCE LEAVING SAID SOUTH LINE, ALONG SAID CENTERLINE, TO A POINT, N17°54'19"E 120.96 FEET, THENCE TO A POINT N45°14'38"E 25.50 FEET, THENCE TO A POINT N54°36'17"E 13.47 FEET TO THE EAST LINE OF SAID 20.0 FOOT WIDE ALLEY, THENCE LEAVING SAID CENTERLINE, ALONG SAID EAST LINE, S0°01'56"W 140.35 FEET, THENCE LEAVING SAID EAST LINE, S89°31'10"W 20.0 FEET TO THE POINT OF BEGINNING CONTAINING 0.13 ACRES MORE OR LESS, ALL LYING IN THE BOULEVARD ADDITION TO THE CITY OF CONWAY, ARKANSAS, FAULKNER COUNTY. RESERVING THE WEST 7.5 FEET OF THE PROPERTY FOR DRAINAGE EASEMENT PURPOSES.

B. TRENT PROPERTY

PART OF LOTS 16 AND 17, BLOCK 69, AND ALSO A 20 FOOT WIDE ALLEY LYING WEST OF SAID LOTS 16 AND 17, LYING NORTH OF THE CENTERLINE OF A CONCRETE DRAINAGE DITCH, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NE CORNER OF SAID LOT 16, BLOCK 69, THENCE ALONG THE NORTH LINE OF SAID LOT 16, S89°45'58"W 10.33 FEET TO THE POINT OF BEGINNING SAID POINT BEING IN THE CENTERLINE OF A 15.0 FOOT WIDE CONCRETE DITCH THENCE LEAVING SAID NORTH LINE, ALONG SAID CENTERLINE, TO A POINT, S28°09'55"W 3.03 FEET, THENCE TO A POINT S41°41'04"W 13.11 FEET, THENCE TO

A POINT S57'12'02"W 16.34 FEET, THENCE TO A POINT S73'17'40"W 108.68 FEET, THENCE TO A POINT S54'36'17"W 26.70 FEET, THENCE TO A POINT S45'14'38"W 12.71 FEET TO THE WEST LINE OF SAID 20.0 FOOT WIDE ALLEY, THENCE ALONG SAID WEST LINE N0'01'56"E 76.32 FEET, THENCE N89'45'58"E 20.0 FEET TO THE NW CORNER OF SAID LOT 16, THENCE CONTINUING N89'45'58"E 158.72 FEET, ALONG THE NORTH LINE OF SAID LOT 16 TO THE POINT OF BEGINNING, CONTAINING 0.14 ACRES MORE OR LESS, ALL LYING IN THE BOULEVARD ADDITION TO THE CITY OF CONWAY, ARKANSAS, FAULKNER COUNTY. RESERVING THE SOUTH 7.5 FEET OF THE PROPERTY FOR DRAINAGE EASEMENT PURPOSES."

Pinter and Allen Property - Mr. and Mrs. Philip Pinter and Mr. and Mrs. Charles Allen recently notified the university through their attorney of their interest in selling their property located on the north side of State Highway 286 adjacent to Farris Fields. The property is within UCA's designated growth area and would be available, among other things, as rental units for faculty and staff or as excellent space for the intramural program and our soccer program.

The following resolution was adopted unanimously following a motion by Mr. Womack and a second by Mr. Harding:

"BE IT RESOLVED: THAT THE UNIVERSITY OF CENTRAL ARKANSAS BOARD OF TRUSTEES AUTHORIZES THE ADMINISTRATION TO NEGOTIATE IN GOOD FAITH TO PURCHASE PROPERTY OWNED BY MR. AND MRS. PHILIP PINTER LOCATED AT 2290 HIGHWAY 286 WEST AND THREE OTHER LOTS; AND PROPERTY OWNED BY MR. AND MRS. CHARLES ALLEN LOCATED AT 2240 HIGHWAY 286 WEST.

BE IT FURTHER RESOLVED: THAT IF GOOD FAITH EFFORTS TO ARRIVE AT A PURCHASE PRICE ARE UNSUCCESSFUL, THE ADMINISTRATION AND THE GENERAL COUNSEL ARE AUTHORIZED TO INSTITUTE AN ACTION FOR CONDEMNATION OF THE PROPERTY, TO DETERMINE ITS VALUE. THE PROPERTY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

C. PINTER

**LOTS 2, 4, 5, & 6, BLOCK 1, UNIVERSITY PARK
SUBDIVISION TO CITY OF CONWAY.**

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 THE EDUCATIONAL MISSION OF THE UNIVERSITY OF CENTRAL ARKANSAS. FROM THE RECORDS OF FAULKNER COUNTY, ARKANSAS, IT APPEARS THAT THE PROPERTY IS OWNED BY PHILIP J. AND MARIE H. PINTER.

D. ALLEN

**LOT 3, BLOCK 1, UNIVERSITY PARK SUBDIVISION TO
CITY OF CONWAY.**

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 THE EDUCATIONAL MISSION OF THE UNIVERSITY OF CENTRAL ARKANSAS. FROM THE RECORDS OF FAULKNER COUNTY, ARKANSAS, IT APPEARS THAT THE PROPERTY IS OWNED BY CHARLES DAVID AND WANDA SUE ALLEN."

Erbach Property - As discussed at the September meeting of the Board of Trustees, current and planned construction projects on campus will result in the elimination of approximately 1000 permanent and temporary parking spaces. The new AETN-UCA communications center, in particular, will result in the loss of nearly 500 spaces at the "gravel pit" adjacent to AETN and the tennis courts.

After careful evaluation of campus parking needs, including discussions with the officers of the Student Government Association, the administration has determined the "Erbach property" along the south side of Sesame Street is the only reasonably practical location available for substantial numbers of new parking spaces on the south side of campus. Not only will this area provide crucial

parking for the communications center and the Reynolds Performance Hall, it avoids the hazards to pedestrians of crossing Donaghey Avenue. It is also ideally located for the operation of the shuttle service which has been so well-received by the student body.

UCA attempted to enter into negotiations for the purchase of this property several years ago, but the owner refused to do so. The time has now arrived, the administration believes, when purchase of the property is essential to the operation of the university and cannot be further delayed. However, the administration proposes that the university's purchase be subject to a life-estate in the house and adjacent garden area for Mrs. Thomas Erbach, whom the university believes to be the owner-occupant. The exact dimensions of that retained life-estate will need to be determined later.

President Thompson announced that the Student Government Association has submitted a resolution which reads in part: "Let it be resolved that the Student Government Association through a proposal that was unanimously affirmed by its 32 members hereby recommends that the University attain any privately held property to be used for a future parking site in the general area of the new communications building." Mr. Ben Claybaker, President of the SGA, was present at the meeting.

In response to a question from Mr. White, President Thompson stated that the administration has initiated discussions to let members of the Erbach family know that he would like to meet with them to discuss the university's proposed purchase of the property; however, there has been no response to date.

President Thompson stated that the administration will make every effort to discuss the matter with Mrs. Erbach and members of her family on a friendly basis.

In response to a question from Mr. Aydelott, President Thompson confirmed that the university expressed an interest in the property in 1990. Mr. Aydelott stated that "our procrastination may have cost us dearly in this particular instance."

The following resolution was adopted unanimously following a motion by Mr. Aydelott and a second by Mr. Hicks:

"BE IT RESOLVED: THAT THE BOARD OF TRUSTEES AUTHORIZES THE ADMINISTRATION TO NEGOTIATE IN GOOD FAITH FOR THE FOLLOWING PROPERTY, BELIEVED TO BE OWNED BY MRS. THOMAS ERBACH, 405 SOUTH DONAGHEY AVENUE:

**BEGINNING AT THE SOUTHEAST CORNER OF THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER**

**OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 14 WEST,
AND RUNNING THENCE NORTH 200 FEET; THENCE,
WEST TO THE WEST LINE OF SAID NORTHEAST
QUARTER OF THE NORTHEAST QUARTER; THENCE
SOUTH 200 FEET, THENCE EAST TO THE POINT OF
BEGINNING, CONTAINING 6 ACRES MORE OR LESS;**

**PROVIDED, HOWEVER, THE BOARD INSTRUCTS THE
ADMINISTRATION TO MAKE CLEAR TO MRS. THOMAS ERBACH,
BELIEVED TO BE THE OWNER-OCCUPANT, THAT THE UNIVERSITY
WILL BE HAPPY FOR HER TO RETAIN A LIFE-ESTATE IN THE HOME
AND ADJACENT GARDEN AREA, THE EXACT DIMENSIONS OF WHICH
ARE TO BE DETERMINED.”**

There being no further business to come before the Board, the meeting was adjourned at 3:20
p.m.

Dr. Harold H. Chakales, Chairman

Mr. Rickey H. Hicks, Secretary