

Following appropriate notice to members of the press, the Board of Trustees of the University of Central Arkansas met via telephone conference at 10:30 a.m. Friday, June 3, 2005. The following trustees participated in the call:

Chair: Dr. Michael Stanton  
Secretary: Mrs. Kay Hinkle  
Dr. Conrad Garner  
Mr. Rush Harding  
Mr. Scott Roussel  
Mr. Randy Sims

with the following absent:

Vice Chair: Mrs. Patricia Bassett

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

### **ACTION AGENDA**

**Lease of Bear Village from the UCA Foundation** - The recent increases in student enrollment and the anticipated increase for the fall of 2005 have created the need for additional student housing. In order to meet this need, the administration recommends that the Board authorize it to enter into a lease with the UCA Foundation to provide student housing in the Bear Village Apartments, which the Foundation is in the process of acquiring from Centennial Valley, LLC. The Foundation will receive a loan from the proceeds of a bond issue by the Conway Public Facilities Board, and will repay the loan with the university's rent payments. The lease will also provide the university an option to purchase the apartments during the term of the lease.

Bear Village consists of 160 two-bedroom apartments and an office building. At full occupancy and by assigning two students per bedroom, the complex will provide housing for up to 640 students.

Under the terms of the lease, the university will pay the Foundation lease payments as rental for the apartments. The approximate annual rent payments over an assumed 30-year lease are shown on the following page.

Mr. Roussel, who is also a member of the UCA Foundation Board, stated that it was a unanimous vote of the Foundation Board to purchase the apartments because the purchase and the subsequent lease to UCA are outstanding opportunities for the Foundation and the university.

Following discussion, the following resolution was adopted upon motion by Mr. Sims with a second by Mr. Roussel followed by a roll-call vote. Mr. Harding abstained from the discussion and vote because he is a co-owner of Centennial Valley, LLC, from which the UCA Foundation is purchasing the apartment complex.

**“BE IT RESOLVED: That the Board of Trustees hereby authorizes the administration to enter into a lease of Bear Village Apartments from the UCA Foundation with the lease term not to extend beyond the term of the bonds issued by the Conway Public Facilities Board, the annual rents not to exceed that shown on the attached page (with appropriate adjustments to rent, if bond issue is longer), with the university to provide insurance on the apartments, and the administration being authorized to make certain technical and other revisions as may be necessary or required.**

**BE IT FURTHER RESOLVED: That the Board finds that this lease is in the best interest of the university.”**

**UCA FOUNDATION  
BEAR VILLAGE APARTMENT LEASE**

<u>Year</u>	<u>University (Lessee) Lease Payments to Foundation</u>
Year 1	\$ 825,000.00
Year 2	825,000.00
Year 3	825,000.00
Year 4	825,000.00
Year 5	825,000.00
Year 6	845,000.00
Year 7	845,000.00
Year 8	845,000.00
Year 9	845,000.00
Year 10	845,000.00
Year 11	870,000.00
Year 12	870,000.00
Year 13	870,000.00
Year 14	870,000.00
Year 15	870,000.00
Year 16	895,000.00
Year 17	895,000.00
Year 18	895,000.00
Year 19	895,000.00
Year 20	895,000.00
Year 21	900,000.00
Year 22	900,000.00
Year 23	900,000.00
Year 24	900,000.00
Year 25	900,000.00
Year 26	905,000.00
Year 27	905,000.00
Year 28	905,000.00
Year 29	905,000.00
Year 30	2,490,520.00
<b>TOTAL</b>	<b>\$27,785,520.00</b>

**Purchase of Moix Property on South Donaghey Avenue** - The university has reached an agreement for the purchase of the Moix property located on South Donaghey. The property, consisting of 5.85 acres, is located just east of Bear Village and the purchase is necessary in order to provide adequate parking for the approximately 600 students that will be housed in Bear Village in the fall. The property includes three houses and approximately 5 acres of undeveloped acreage. In addition to providing parking for Bear Village, the property could be used for a variety of university purposes.

The university has obtained an appraisal on the property and has a signed offer and acceptance that is subject to Board and State of Arkansas approval. The legal description of the property is Lots 2, 3, and 4, Moix Meadows Addition to the City of Conway, Faulkner County, Arkansas.

Following discussion, the following resolution was adopted upon motion by Dr. Garner with a second by Mrs. Hinkle followed by a roll-call vote. Mr. Harding abstained from the discussion and vote because he co-owns property contiguous to the property under consideration.

**“BE IT RESOLVED: That the Board of Trustees authorizes the administration to purchase the property described as Lots 2, 3, and 4, Moix Meadows Addition to the City of Conway.”**

**Purchase of Shuffield Property at 120 Elizabeth Street** - The university has been contacted about purchasing the property owned by Ms. Shuffield located at 120 Elizabeth Street. The property is behind (east of) the President’s home and across Stone Dam Creek. The university owns the property immediately north of this property. The property contains a large home and several lots and could be used for a variety of university purposes.

The university has received a copy of an appraisal obtained by the owner and will pursue a signed offer and acceptance agreement with the owner if the Board approves the purchase. The legal description of the property is Lots 4, 5, 6 and the west 125 feet of Lots 7 and 8, Block 74, Boulevard Addition, City of Conway Faulkner County, Arkansas.

Following discussion, the following resolution was unanimously adopted upon motion by Mr. Harding with a second by Dr. Garner followed by a roll-call vote.

**“BE IT RESOLVED: That the Board of Trustees authorizes the administration to purchase the property located at 120 Elizabeth Street.”**

There being no further business to come before the Board, the meeting was adjourned upon motion by Mr. Sims with a second by Mrs. Hinkle.

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Dr. Michael Stanton, Chair

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Mrs. Kay Hinkle, Secretary