

**MINUTES**

**SPECIAL MEETING OF THE**

**BOARD OF REGENTS**

**OF**

**THE TEXAS A&M UNIVERSITY SYSTEM**

**HELD AT**

**CORPUS CHRISTI, TEXAS**

**JANUARY 19, 1995**

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***MINUTES OF THE  
SPECIAL MEETING OF THE BOARD OF REGENTS  
JANUARY 19, 1995***

Ms. West convened the special meeting of the Board of Regents of The Texas A&M University System, on January 19, 1995 at 9:21 a.m. in the Chapman Conference Room on the campus of Texas A&M University-Corpus Christi, Corpus Christi, Texas.

The following members of the Board were present:

Ms. Mary Nan West, Chairman  
Mr. Raul B. Fernandez, Vice Chairman  
Ms. Alison Brisco  
Mr. Bill Clayton  
Mr. John H. Lindsey  
Mr. T. Michael O'Connor  
Ms. M. Guadalupe L. Rangel

The following members of the Board were not present:

Mr. Gerald J. Ford  
Mr. Royce E. Wisenbaker

The following members of the administration were present: Dr. Barry B. Thompson, Chancellor; Ms. Mary Beth Kurz, General Counsel and Vice Chancellor; and Mr. Cliff Lancaster, Chief of Staff. Dr. Dennis McCabe, President of Tarleton State University (TSU); Mr. Dick Lindsay, Vice Chancellor for Finance and Operations; and Mr. Dan Buchly, Director of the System Real Estate Office, participated by telephone.

Ms. West said the special meeting was called to consider one item: Purchase of Land in Erath County for TSU. Ms. West called on Dr. Thompson to present the item. Dr. Thompson said TSU has been attempting to purchase this property since 1983 and he commended President McCabe and his staff for effecting this. He said twelve years ago, \$1.5 million was requested for the property and today \$225,000 is requested. Dr. Thompson recommended that the Board adopt Agenda Item 1, dated December 9, 1994.

Mr. Lindsey moved that the item be approved and Mr. Clayton seconded the motion. Mr. O'Connor asked what resources were available to purchase the property. Dr. McCabe said the funds will come from unappropriated general use fees. He said these funds come from the \$10.00 per semester credit hour paid by TSU students. Mr. O'Connor asked if sufficient funds were available for this acquisition and would reserves be left in the account. Dr. McCabe replied in the affirmative and said this would leave the balance in that reserve account at \$1.8 million. Ms. West said she had seen the building and it would be an asset to the university. Mr. Fernandez said the purchase price for the building and property is just over \$7.00 a square foot, which is outstanding. Mr. O'Connor said it is a very stout building.

Ms. Rangel asked if there were any foundation problems. Dr. Thompson said the building is "cement tilt-up" construction. Mr. O'Connor asked if this purchase was subject to the normal assessment and has the typical due diligence been completed on the acquisition. Mr. Lindsay said

they have completed the due diligence. Mr. O'Connor asked if they had found any asbestos and asked what year the building was constructed. Mr. Buchly said the building was constructed in 1978. He said a phase 1 environmental assessment was done on the building and a small amount of asbestos fibers were found in the mastic glue which holds the floor tiles in place. Mr. Buchly said a state certified inspector said this is not a big problem. Laying carpet over the floor tiles will encapsulate the asbestos. Mr. O'Connor recommended that it be sealed first and then carpet put over it.

Mr. Fernandez asked if there was an estimate on what the improvements will cost and where those funds would come from. Dr. McCabe said they have a wish list of what that property might be used for but until the use is determined they will not be able to put any kind of cost estimate on the renovation because it will be specific to the purpose chosen. Dr. McCabe said he was not prepared to come forth with a request for more than \$300,000 for any kind of renovation for any kind of use. Mr. Fernandez asked when the renovation will take place and where the funds will come from. Dr. McCabe said once the property is purchased, then they will start some committee action on campus to narrow down what the very best use of the property will be. Mr. Fernandez asked if money was available to make the improvements. Dr. McCabe said they will not go forward until he is sure that the funds are there and the proper types of funds are available. Dr. Thompson said some of those funds could come from the same account that the property is being purchased.

Mr. O'Connor asked if there were any potential private funds. Dr. McCabe said they have pursued private funds with two different donors but nothing has been solidified. Mr. Clayton asked if it could be used for the Science Department. Dr. McCabe said if they go into the E&G area and if they were to use it for classroom or research space that is related to E&G, then chances are the Coordinating Board would not give TSU the moneys to defray the cost for operational purposes. He said they will have to look at E&G vs. non-E&G functions. He said once they get the property then they will take a look at some of the best uses for it. Some possible uses include research space, library annex for storage, dining hall, visiting center and continuing education center. The Board took action as set forth below:



1-95

**AUTHORIZATION FOR THE  
PURCHASE OF THE SAV-ON PROPERTY,  
ERATH COUNTY, TEXAS  
TARLETON STATE UNIVERSITY**

On motion of Mr. Lindsey, seconded by Mr. Clayton as by a unanimous vote, the following minute order was adopted:

The Board of Regents approves the purchase of the SAV-ON property subject to the successful negotiation by the System Real Estate Office and a purchase price not to exceed Two Hundred Twenty-Five Thousand and NO/100 Dollars (\$225,000) and delegates authority for the approval of the purchase and the identification of the funding source to the Chancellor.



There being no further business, Ms. West adjourned the special meeting at 9:30 a.m., the same day.

Vickie Running  
Secretary of the Board of Regents  
The Texas A&M University System

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