



USU Board of Trustees Virtual Special Meeting

USU Board of Trustees

Friday, Oct 27, 2023 - 8:00 AM MDT

via Zoom <https://usuedu.zoom.us/j/85078247976?pwd=Z1VZcGZrc2IxbmVQK1UzajFkNWl5QT09>

Agenda

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| 1. Welcome - Chair Skinner | 8:00 AM |
| 2. Closed Session | 8:05 AM |
| 3. Real Property Acquisition (Washington, D.C.) - Vice President Cowley | 8:20 AM |
| 4. Adjourn | 8:30 AM |

ITEM FOR ACTION

RE: Real Property Acquisition

The proposed real property acquisition described herein is submitted for the Utah State University Board of Trustees review and approval. The proposed action has received appropriate administrative review and approval.

EXECUTIVE SUMMARY

Utah State University desires to acquire a parcel of developed residential land in Washington, D.C. The property is .057 acres in size and consists of four condominiums and improvements.

Students interested in government and public policy that have internships in Washington, D.C. will have the option to rent the condominiums. USU has rented apartments in the area and subleased them to student interns since the year 2008. Rental costs have increased significantly during that time. Acquiring this property, and not renewing existing lease contracts, will eliminate externally imposed annual rent escalations and will allow USU to stabilize student housing costs.

The fair market value of the property as determined by an independent appraisal acquired by USU is \$2,110,000. A thorough evaluation of the property by a property inspector was also conducted. The inspection report identified several relatively small issues that will need to be corrected by the seller prior to closing, but otherwise the property is in good condition. Institutional funds will be used to purchase the property at the appraised value. Lease revenues will be used to recover the initial cost and provide funding to manage and maintain the property.

RECOMMENDATION

The President and Vice President for Finance and Administrative Services recommend that the Board of Trustees approve the Real Property Acquisition.

**RESOLUTION
UTAH STATE UNIVERSITY
BOARD OF TRUSTEES**

WHEREAS, Utah State University desires to acquire a parcel of developed residential land in Washington, D.C.; and

WHEREAS, The property is .057 acres in size and consists of four condominiums and improvements; and

WHEREAS, Students interested in government and public policy that have internships in Washington, D.C. will have the option to rent the condominiums; and

WHEREAS, USU has rented apartments in the area and subleased them to student interns since the year 2008; and

WHEREAS, Rental costs have increased significantly during that time; and

WHEREAS, Acquiring this property, and not renewing existing lease contracts, will eliminate externally imposed annual rent escalations and will allow USU to stabilize student housing costs; and

WHEREAS, The fair market value of the property as determined by an independent appraisal acquired by USU is \$2,110,000; and

WHEREAS, A thorough evaluation of the property by a property inspector was also conducted; and

WHEREAS, The inspection report identified several relatively small issues that will need to be corrected by the seller prior to closing, but otherwise the property is in good condition; and

WHEREAS, Institutional funds will be used to purchase the property at the appraised value; and

WHEREAS, Lease revenues will be used to recover the initial cost and provide funding to manage and maintain the property; and

WHEREAS, The President and Vice President for Finance and Administrative Services recommend that the Board of Trustees approves the proposed real property acquisition; and

WHEREAS, The USU Board of Trustees has reviewed and given due consideration to the proposed real property acquisition:

NOW, THEREFORE, BE IT RESOLVED, That the USU Board of Trustees hereby approves the proposed real property acquisition as presented.

RESOLUTION APPROVED BY THE BOARD OF TRUSTEES:

Date

Proposed Acquisition in Washington, D.C.



