

**West Virginia State University Board of Governors**  
**Regular Meeting: January 27, 2011**

**ITEM:** Approval to purchase a residential property located at 4011 Fairlawn Ave (Rte. 25 fronting) in Institute, WV contiguous to the Land-Grant Administration Building to provide for needed additional programmatic space for the West Virginia State University Gus R. Douglass Institute.

**ADMINISTRATIVE AREA:** President's Office (Gus R. Douglass Institute)

**RECOMMENDED ACTION:** The West Virginia State University Board of Governors approved the purchase of the property located at 4011 Fairlawn Ave. in Institute WV, through the use 1890 Facilities Program funds to provide needed space for the University's Land-Grant programs.

**PRESENTED BY:** Dr. Orlando F. McMeans, Special Assistant to the President for Research & Public Service, and Dean & Director of the WVSU Gus R. Douglass Land-Grant Institute, and Dr. Jose Ulises Toledo, Associate Dean and Director of Business & Finance, WVSU Gus R. Douglass Institute

**BACKGROUND:**

Property located immediately adjacent to the Land-Grant Administration Building, fronting Rte. 25, on 4011 Fairlawn Avenue, in Institute WV, is currently available and has been offered to the University by the owner for purchase consideration. The location and land are appropriate for the construction of a pre-engineered storage building which is currently much needed to store programmatic items in relation to our existing extension and research activities. Pictures of this property are available and will be presented to the Board at the time of the meeting (if required).

A property appraisal, title search, and an environmental study have already been conducted on this property without any adverse findings. There were no apparent historical preservation issues in relation to the property either. The most recent property appraisal, conducted on November 2010 by a local independent appraiser (Goldman and Associates, Inc.), reflect an estimated property value of \$71,500. The owner is offering the property to the University at a purchase price of \$70,000. Finally, a purchase contract has been prepared and reviewed by the lawyers, which can be executed upon the Board's approval.

**1890 Facilities funds allocated for FY 2008 and 2009 are the proposed funding source for this purchase.** The USDA has already approved property purchases, as ongoing programmatic efforts, through the approved plan of work documents and respective budgets.