



WKU
Board of Regents

EXECUTIVE

March 6, 2020

Jody Richards Hall / Cornelius A. Martin Regents Room

PURCHASE OF 1560 NORMAL STREET PROPERTY

REQUEST:

Authorize purchase of property located at 1560 Normal Street.

FACTS:

The 0.14 acre property lies across from Cravens Library. The University owns the property which surrounds it, and the residence on the property has been vacant for many years. Due to its location and strategic value, this property is identified on the Campus Master Plan as property to acquire when available.

This property was owned by the late Mr. Morris J. Hardwick. Upon the passing of Mr. Hardwick, the property became available for purchase through his estate. The property was initially listed by the owners at \$365,000. An appraisal performed on behalf of the owner in January, 2018, valued the property at \$110,000. An appraisal performed on behalf of WKU by a state approved appraiser in November, 2018, valued the property at \$63,200. Further, as the property is in disrepair, the appraiser identified the best use of the property as demolition.

The owner has extended an offer to sell the property to WKU for \$113,740.00, and the University's agreement to pay the listing agent commission of six percent (6%). Given the property location and its current condition, the University believes it is in the best interests of the University, and the community, to acquire the property in order that the University can address on-going concerns about the condition of the property and its appearance to the community.

On the Warren County Planning and Zoning Future Land Use Map, this property is zoned for public use. In the short term, WKU will demolish the house, which will remove an unsafe and unsightly structure adjacent to campus.

By connecting the existing parking lots, the property could be used for additional parking near the Library for faculty/staff during the day and students in the evening. The acquisition of this property will give WKU a contiguous tract of land which could serve as a future building site.

BUDGETARY IMPLICATIONS:

The University will draw upon institutional funds for expenses related to the acquisition of the property. If it is determined that the best use of the property is to expand parking in this section of campus, Parking and Transportation funds will be used to improve the property.

RECOMMENDATION:

President Timothy C. Caboni recommends that the Board of Regents authorize the purchase of property located at 1560 Normal Street for \$113,740.00 plus closing costs.

MOTION:

Move that the Board authorize the University to take appropriate action to acquire the property located at 1560 Normal Street, Bowling Green, Kentucky.

**APPROVAL OF ANNUAL SALARY RECOMMENDATION
FOR PRESIDENT**

REQUEST:

Approve an increase in President's annual salary equal to the income tax liability associated with the taxable non-cash benefit of University provided housing.

FACTS:

Per President' contractual obligation, he has agreed to live in the University's Presidential residence. A recent IRS examination has determined University provided housing for the President does not meet requirement three of Treasury Regulations. As a result, the University will begin including the rental value plus utilities in the President's wages. The annual rental value is approximately \$22,500 and will vary due to utility costs. The associated tax liability of this tax benefit is \$18,400.

IRS Treasury Regulations consider the value of lodging furnished to an employee by the employer excludable from the employee's gross income if three tests are met:

1. The lodging is furnished on the business premises of the employer
2. The lodging is furnished for the convenience of the employer, and
3. The employee is required to accept such lodging as a condition of employment.

The regulation further provides that the condition-of employment requirement means that the employee must be required to accept the lodging in order to enable him to properly perform the duties of his employment.

RECOMMENDATION:

President Timothy C. Caboni recommends the University compensate President for any determination of the Internal Revenue Service associated with University provided housing annually.

MOTION:

Approval of an increase in President's annual salary equal to the income tax liability associated with the taxable non-cash benefit of University provided housing.

**PHILANTHROPIC NAMING REQUEST FOR
CORA JANE SPILLER AND SPILLER FAMILY**

REQUEST:

Approval of the philanthropic naming of the Public Radio Studio in Academic Complex as *The Spiller Family Studio* in recognition of a lead gift from Cora Jane Spiller.

FACTS:

Cora Jane Spiller of Bowling Green Ky., graduated from College High in 1946 and received a bachelor's degree in English in 1950. Her late husband, Col. Robert E. Spiller, to whom she was married for 66 years, was also a WKU alumnus, earning degrees in 1949, 1950 and 1984. Col. Spiller was an Adjunct Professor in Military Science and also served as the Director of the WKU Agriculture Exposition Center. They were very engaged in WKU. Ms. Spiller has generously given her time to WKU and served as a member of several committees and boards including the Suzanne Vitale Clinical Education Complex Charter Committee, Friends of Women's Studies Transitional Planning Group, Hall of Distinguished Alumni Screening Committee and the College High Grand Gathering Planning Team. Col. Spiller served on the WKU Public Media Community Advisors.

Ms. Spiller has 36 years of consecutive giving to WKU. During that time, she has supported numerous areas on campus including the Adams-Whitaker Student Publications Building, WKU Public Radio, the Kentucky Museum, The Symphony, Suzanne Vitale Clinical Education Complex and scholarships. Ms. Spiller is a member of the Henry Hardin Cherry Society, Society of 1906, WKU Sisterhood and is a Lifetime Member of the WKU Alumni Association.

This philanthropic naming request is recommended in recognition of Ms. Spiller's lead gift to WKU Public Radio. Her philanthropy and service to WKU makes this a fitting tribute.

BUDGETARY IMPLICATIONS:

WKU Public Media will cover the cost of sign for room.

RECOMMENDATION:

President Timothy C. Caboni recommends approval of the philanthropic naming of the Public Radio Studio in Academic Complex as *The Spiller Family Studio* in recognition of a lead gift from Cora Jane Spiller.

MOTION:

Approval of the philanthropic naming of the Public Radio Studio in Academic Complex as *The Spiller Family Studio* in recognition of a lead gift from Cora Jane Spiller.

**AUTHORIZATION TO GRANT AN EASEMENT TO
BOWLING GREEN MUNICIPAL UTILITIES**

REQUEST:

The President requests that the Board authorize the University to convey an easement to Bowling Green Municipal Utilities across property owned by the university located on Campbell Lane, Bowling Green, Kentucky.

FACTS:

New, underground utility feeds are required for the University's newly constructed golf club house. Bowling Green Municipal Utilities has completed construction of the underground utilities and has requested the University convey an easement and right-of-way across the property, as identified in the attached project drawing. Consideration for the easement will be \$1.00, and Bowling Green Municipal Utilities will bear all other costs associated with the transfer of the easement.

BUDGETARY IMPLICATIONS:

None.

RECOMMENDATION:

That the Board authorize the University take appropriate action to convey an easement to Bowling Green Municipal Utilities across property owned by the university located on Campbell Lane, Bowling Green, Kentucky, as identified in the project drawing included with the Board agenda material.

MOTION:

Move that the Board authorize the University to take appropriate action to convey an easement to Bowling Green Municipal Utilities across property owned by the university located on Campbell Lane, Bowling Green, Kentucky, as identified in the project drawing included with the Board agenda material.

