AGENDA ITEM: 4.12 MEETING DATE: January 12, 2022

BOARD OF TRUSTEES OF THE NEBRASKA STATE COLLEGES ITEMS FOR DISCUSSION AND ACTION\FISCAL, FACILITIES AND AUDIT

ACTION:

Approve Designation of the Kirk Gardner Indoor Athletic Complex, formerly the Carlson Natatorium, as Unusable Property and Remove Facility from Auxiliary Revenue Bond System for Wayne State College

The Board may remove a facility from the Revenue Bond System according to Section 5.7 of the Master Resolution:

Section 5.7. Not to Alienate Ownership, Operation, Management and Control of Facilities; Disposition of Worn-Out or Useless Property. Except as provided in Section 3.7(6) and 3.7(E) hereof, The Board shall take no action nor cause any action to be taken, to alter or change the ownership, management and control of the Facilities or of any buildings, facilities, extensions or additions, all or a part of the revenues, fees and earnings derived from the operations of which are pledged hereunder, or in any Supplemental Resolution, or any part thereof, including any land or facilities comprising the site thereof or necessary to the use or operation thereof; provided, however, that the Board may from time to time sell or otherwise dispose of any building or facility or any personal property comprising a part of the Facilities or of said other buildings, facilities, extensions or additions, which has been determined by the Board to be unserviceable, inadequate, obsolete, worn out, or unfit to be used or no longer required for use in connection with the operation thereof, and the moneys received by the Board as proceeds of any such sale or other disposition either shall be used by it to purchase property which shall comprise a part of the Facilities or of said other buildings, facilities, extensions or additions or shall be deposited by it in the Surplus Fund.

Wayne State College is requesting that the Carlson Natatorium, now known as the Kirk Gardner Indoor Athletic Complex, be removed from the Revenue Bond System (System). The facility was part of the System when bonds were issued for the facility in 1964, but those bonds have been paid in full. There is no dedicated student fee related to the facility. The facility once functioned as a student wellness facility including a pool used by the general student population. After numerous attempts to rehab the pool facility, it was determined to be unserviceable and worn out; therefore, it was decided in 2018 to infill the pool and re-purpose the space for indoor athletics practice and training, and recreational activities. That work was completed in 2020, and since that time, the use has shifted to predominantly state use as an athletic facility. With the current planning for future renovations as detailed in the Athletic/Recreation Program Statement approved by the Board on 11/11/2021, the use of the facility will shift even further to athletics and all but eliminate the associated revenue bond (general student recreation) use. The determination that the Natatorium facility was no longer serviceable and worn out, along

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with the change in use to an athletic facility, warrants removing the facility from the Revenue Bond System.

This change will not impact revenues generated for the System and will remove the liability of maintaining the facility by the revenue bond system. As stated earlier, Wayne State College is planning additional updates to the facility in the near future which will be for state use, and it would be inappropriate to burden the revenue bond program with the expense. It should be noted that while the Athletic Complex is being used less and less for general student recreation, the improvements recommended in the Athletic/Recreation program statement will increase the general student recreation use of the Rec Center and reduce the use by athletics.

The system office supports the request by Wayne State College to remove the Indoor Athletic Complex from the Revenue Bond System as the facility was no longer serviceable and was worn-out when converted from the pool to the Indoor Athletic Complex and the facility use no longer aligns with the revenue bond program.

The updated Schedule of Facilities for the Revenue Bond System after the removal of the Indoor Athletic Complex is identified in Exhibit A.

The System Office and Wayne State College recommend approval of the Removal of Indoor Athletic Complex from Auxiliary Revenue Bond System for Wayne State.

ATTACHMENTS:

Exhibit A NSCS Revenue Bond Schedule of Facilities (PDF)

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Revenue Bond Resolution Exhibit A – Schedule of Facilities as of January 11, 2021

Chadron State College

Kent Hall

Andrews Hall
Brooks Hall
Crites Hall
Edna Work Hall
Edna Work Wing
High Rise Dormitory

Student Center West Court Housing Eagle Ridge A Eagle Ridge B

Eagle Ridge C

Peru State College

Centennial Complex – Davidson Centennial Complex – Palmer

Centennial Complex – Clayburn

Centennial Complex – Mathews

Centennial Complex – Nicholas

Centennial Complex – Pate

Oak Hill Complex - L

Oak Hill Complex – M

Oak Hill Complex - P

Oak Hill Complex - Q

Delzell Residence Hall

Faculty Housing A

Faculty Housing B

Morgan Residence Hall

Student Center

Wayne State College

Anderson Hall Berry Hall Bowen Hall Morey Hall Neihardt Hall Pile Hall

Recreation Center Student Center Terrace Hall