

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

ACTION: **Approve Acquisition and Demolition of Real Property for Wayne State College**

Wayne State respectfully requests authorization to acquire real property and dispose of the structures located as follows:

- 1119 Walnut Street, Wayne, Nebraska. The legal description of the property is Lot 1, Crest View Addition (Alumni House) to the City of Wayne, Wayne County, Nebraska. The appraised value of the property is \$220,000.00.
- 502 Hillcrest Road, Wayne, Nebraska. The legal description of the property is Lot 1, Hillcrest Addition to the City of Wayne, Wayne County, Nebraska. The appraised value of the property is \$241,000.00.
- 506 Hillcrest Road, Wayne, Nebraska. The legal description of the property is Lot 2, Hillcrest Addition to the City of Wayne, Wayne County, Nebraska. The appraised value of the property is \$222,000.00.

The Wayne State College Facility Master Plan - 2030 Strategic Facilities Vision calls for a new suite-style residence hall being constructed where these three properties are located. The 2022-2025 Residential Life Master Plan outlined a goal of diversifying housing options for students to include suite-style units. The acquisition of these properties will allow the College to move forward with the construction of an approximate 171 bed suite-style housing unit.

The Wayne State Foundation (Foundation) currently owns these three properties. The request is for the College to purchase the properties from the Foundation for one dollar (\$1) and then demolish any remaining structures in order to prepare the land for the suite-style housing project. Each of the three properties currently have a house on the property. The Foundation is actively trying to sell the houses and have them removed from the properties prior to the College's acquisition, however if they cannot get them sold then the College will plan to demolish the houses along with the basements and foundations. The demolition costs are estimated to be approximately \$15,000 per lot if the houses are removed by the Foundation and therefore just the foundations and basements need to be removed by the College. If the houses need to be removed by the College, the demolition costs are estimated to be approximately \$30,000 per lot.

The acquisition and demolition of these properties is in compliance with Board Policy 8002 and 8004.

The System Office and Wayne State College recommend approval of the Acquisition and Demolition of Real Property for Wayne State College.

ATTACHMENTS:

- WSC Map of Acquisition and Demolition Properties (PDF)

MAP OF ACQUISITION AND DEMOLITION PROPERTIES

