

University of Central Missouri
Board of Governors
Work Session
February 22, 2012

The University of Central Missouri (UCM) Board of Governors convened in Work Session on Wednesday, February 22, 2012, at 2:30 p.m. in Union 237A on UCM's main campus in Warrensburg, Missouri. Presiding over the meeting was Board President Walter Hicklin. Also in attendance were Governors Weldon Brady, Mary Dandurand, Gus Wetzel II, and Marvin E. Wright. Governors Mary Long, Edward Baker, and Darren Doherty were unable to attend the meeting and were excused. University President Charles Ambrose; General Counsel Henry Setser; Assistant Secretary to the Board Monica Huffman; and Consultant Dennis Strait of Gould Evans Architects were also present.

Call to Order - Agenda Item No. 1

Mr. Hicklin called the meeting to order and determined that a quorum was present to conduct business.

Master Plan Update - Resource Development Phase - Agenda Item No. 2

President Ambrose welcomed consultant Dennis Strait of Gould Evans Architects who has been working with UCM on the Resource Development Phase of the Master Plan. President Ambrose said the University is reviewing the potential for including in the Master Plan further development of Pertle Springs; demolition of the existing Fraternity House and construction of new affiliate housing; Stadium District Improvements; creation of a mixed-use residential/retail community called Holden Village; and improvements to the University's physical setting for the performing arts through the creation of a Campus Arts Gateway. Mr. Strait distributed and reviewed with the Board individual studies that were completed for each of projects (Attachment 1).

Following Mr. Strait's presentation of the Pertle Springs Study, the Board held an extensive discussion pertaining to the advantages and disadvantages of the different housing options outlined in the Fraternity Housing Site Study. The Board also discussed the feasibility of certain financial resources to assist with the cost for development of whichever option is determined to be best for the students and for the University.

Board members had several questions related to the Stadium District Improvements Study, and more specifically to the overall estimated project cost of \$8 million, which includes finishing the lower level of the stadium and upgrading the concourse level; expanding visitor seating and removing the existing "horseshoe" seating risers; creating a new Northeast entrance; replacement of the chain link fencing with iron fencing and stone pillars; parking improvements; and the relocation and expansion of training facilities that are presently scattered across campus.

In regard to the Campus Arts Gateway study, Mr. Brady recommended delaying the construction of the Arts Gateway until such time that Grinstead, an adjoining building to the Gateway, can be refaced. To construct the Gateway without refacing Grinstead would detract considerably from the aesthetics of the facility. Other Board members agreed.

Dr. Ambrose advised the Board that John Merrigan and his staff had prepared a Pro forma for the Holden and South Streets Mixed Use Project. He acknowledged the work that went into doing so and commended Mr. Merrigan and his staff. He asked Mr. Merrigan to review the Pro forma with the Board.

Mr. Merrigan presented a PowerPoint that contained the different funding models for each component of the project included in the Mixed Use Project Pro forma (Attachment 2). Mr. Wright expressed concern about incurring debt to relocate the GSB facility. Dr. Ambrose presented another option that would utilize reserves to move the facility and avoid incurring any debt to do so. Mr. Wright asked if University reserves should be saved to address any future reductions in state appropriations. Dr. Ambrose stated that the relocation of the GSB Building and the establishment of a new front door that welcomes students and members of the community are important to the University's future. He acknowledged that there will very likely be future reductions in state appropriations and that the University would address them, but noted that this project has great value for the University's future growth.

Request for Closed Session – February 22, 2012 - Agenda Item No.5

There being no further business to discuss, Ms. Dandurand moved that pursuant to the Missouri Revised Statutes, Section 610.021, that the UCM Board of Governors meet in closed meeting, with closed record and closed vote, for the purpose of considering real estate matters, legal actions, and personnel matters. The motion was seconded by Dr. Wetzels and carried with the following roll call vote:

<i>Weldon Brady</i>	<i>aye</i>	<i>Mary Dandurand</i>	<i>aye</i>
<i>Gus Wetzels</i>	<i>aye</i>	<i>Walter Hicklin</i>	<i>aye</i>
<i>Marvin E. Wright</i>	<i>aye</i>		

Adjournment

The meeting concluded at 5:25 p.m.

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<u>Attachment No.</u>	<u>Attachment Description</u>
<i>1</i>	<i>Studies - Holden Village Fraternity Housing Site Stadium District Improvements Pertle Springs Masterplan Campus Arts Gateway</i>
<i>2</i>	<i>Power Point - Holden and South Mixed Use Project</i>

