

MINUTES
MEETING OF THE BOARD OF TRUSTEES
APPALACHIAN STATE UNIVERSITY

Thursday, July 25, 2019
10:00 a.m.
Chancellor's Office Conference Room
B.B. Dougherty Administration Building, Campus

CALL TO ORDER: The Board of Trustees of Appalachian State University met via conference call at the call of the Chair on Thursday, July 25, 2019, at 10:00 a.m. in the Chancellor's Office Conference Room of the B.B. Dougherty Administration Building on the campus of Appalachian State University in Boone, North Carolina. Chair John M. Blackburn presided and called the meeting to order.

MEMBERS PRESENT VIA TELEPHONE:

James M. Barnes
M. Lee Barnes, Jr.
Scott K. Lampe
DeJon M. Milbourne
Charles V. Murray
James K. Reaves
Mark E. Ricks
E. Bonnie Schaefer
Kimberly M. Shepherd
R. Thomas Sofield

MEMBER PRESENT:

John M. Blackburn

MEMBERS ABSENT:

Donald C. Beaver
Carole P. Wilson

CONSTITUENCY REPRESENTATIVES PRESENT
VIA TELEPHONE SEPARATE CONFERENCE LINE:

Mallory L. Sadler
Donna Fiori

CONSTITUENCY REPRESENTATIVE PRESENT:

Michael C. Behrent

OTHERS PRESENT:

A. Dawn Antonucci
Sheri Everts
Hank T. Foreman
Paul D. Forte
Megan Hayes
Joey Jones, Appalachian
Sports Information Director

Paul A. Meggett
Thomas Sherril, *Watauga Democrat*

OTHERS PRESENT VIA TELEPHONE:

Doug P. Gillin
Jonathan B. Reeder

CONFLICT OF INTEREST NOTICE: Chair Blackburn read the following statement:

“Under the State Government Ethics Act, all voting members of the Board of Trustees have a duty to avoid conflicts of interest and appearances of conflicts. Looking at the agenda for today's meeting, does anyone know that you have a conflict of interest or an interest that would give rise to the appearance of a conflict of interest? If so, please let me know now.”

[Trustee Lee M. Barnes recused himself from any vote or discussion related to the H.B. 389 due to his relationships within the industry.]

ROLL CALL: Chair Blackburn asked Dawn Antonucci to call roll to verify all participants on the call.

H.B. 389 PRESENTATION: Chair Blackburn called upon Athletic Director Doug Gillin to share a presentation with information concerning H.B.389. A time for discussion was provided following the presentation (See attachment1).

CLOSED SESSION: Chair Blackburn announced that he would entertain a motion for the Board to convene in closed session.

Upon motion duly made, seconded and approved, the Board convened in closed session to:

to prevent the disclosure of privileged or confidential information, [N.C.G.S. §132-1.7 (a)(1)];

to consult with the University's attorney in order to preserve the attorney-client privilege, [N.C.G.S. §143-318.11(a)(3)]; and

to discuss matters related to the location or expansion of industries or other businesses in the area served by this Board, [N.C.G.S. §143-318.11(a)(4)].

[2nd Conference line was muted for closed session]

OPEN SESSION RECONVENED: Upon motion duly made, seconded and approved, the Board reconvened in open session at 10:27 a.m.

[2nd Conference line was unmuted for open session]

Issuance of Alcohol Permits

Trustee Mark Ricks made a motion the Board approve the issuance of any permits required by the North Carolina Alcohol Beverage Control Commission to be issued to or on behalf of Appalachian State University for use by Appalachian to allow the sale of alcoholic beverages at all of Appalachian's athletic stadiums, facilities and arenas including, but not limited to: Kidd Brewer Stadium, Varsity Gym, Jim & Bettie Smith Stadium, Sywassink/Lloyd Family Stadium, Holmes Convocation Center, Appalachian 105, Brandon & Erica M. Adcock Field, and Ted Mackorell Soccer Complex, in accordance with North Carolina General Statutes §18B-1006(a)(9).

Upon motion duly made and seconded, the Board approved the issuance of alcohol permits to allow the sale of alcoholic beverages as presented.

Disposition of Real Property – Justice Residence Hall

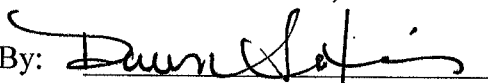
Vice Chancellor Paul Forte and General Counsel Paul Meggett presented a recommendation to approve the demolition of Justice Residence Hall and fielded questions.

Trustee Scott K. Lampe moved the Board approve the demolition as presented (see Attachment 1).

Upon motion duly made and seconded, the Board approved the demolition as presented.

ADJOURNMENT: There being no further business, the meeting adjourned at 10:34 a.m.

John M. Blackburn, Chair

By: 
Dawn Antonucci
Assistant Secretary

STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY

Institution or Agency: Appalachian State University

Date: 25 July 2019

The Department of Administration is requested, as provided by GS § 146-28 et seq., to dispose of the real property herein described by *purchase, lease, rental, or other (specify)*. Demolition

This disposition is recommended for the following reasons:

Appalachian State University ("University") is requesting the demolition of Justice Residence Hall, a 67-year-old building used for student housing.

The University researched the renovation of the existing facility as a part of developing a master plan for student housing. It was determined to be more cost effective to raze the building and replace with new construction compared to renovating the existing facility due to the current condition of the facility and the work required to bring the building up to current building code and campus design standards.

In 2014, the University completed a study for a renovation of a similar residence hall on the University campus with an estimate cost of renovation at over \$114,000 per bed.

The University is expanding its on-campus student housing utilizing a Public-Private Partnership, ("P3") led by its developer partner, RISE. The entire P3 housing project (which noted the need to demolish Justice Residence Hall as part of the phased development) has previously been approved by all applicable State authorities, and Phase 1 of the project is currently underway. The third Phase of this project includes a new Student Housing Building on the plot of land currently occupied by Justice Residence Hall and an adjoining plot. The construction cost for the new facilities through the P3 is approximately \$ 71,000 per bed.

Description of Property: *(Attach additional pages if needed.)*

Built in 1952, 67 years old, Justice Residence Hall is an on-campus student housing residence comprising 63,651 GSF, 38,025 SF Assignable, located at 189 Stadium Drive, Boone, NC 28607, State Property Office Building Asset ID 9272. There have been no major renovations or modernizations in its history. The structure is a four (4) floor concrete frame with masonry skin and interior walls. It has 156 Units/312 Beds.

Estimated value: \$16,549,260 (2015-2016 CRV Estimate)

Where deed is filed, if known: Watauga Country Register of Deeds (Tax Parcel ID: 2900864969000)

If deed is in the name of agency other than applicant, state the name:

N/A

Rental income, if applicable, and suggested terms:

N/A

Funds from the disposal of this property are recommended for the following use:

N/A

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Governing Board of Appalachian State University and is recorded in the minutes thereof on 25 July 2019 (date).

Signature:

Title:

Chair, Board of Trustees