AGENDA

A. Call to Order
   The special meeting of the Western Wyoming Community College District Board of Trustees was called to order at 6:02 p.m., Monday, March 22, 2010, in Board Room 3060, President James Roth presiding.

B. Approval of Agenda
   1. Trustee Freeman made a motion to approve the agenda as presented. Motion approved by vote.

RECOMMENDED ACTION

A. New Business
   1. Approval of Various Resolutions Associated with the Purchase of the Wingate Hotel
      The Board of Trustees has expressed interest in purchasing the Wingate Hotel for the purpose of converting it to student housing. The Administration has completed the due diligence steps and the matter is ready for action by the Board of Trustees. Galen West, an attorney retained by the College to handle the necessary transactions, has prepared four resolutions for Board approval. These resolutions are as follows:

      A RESOLUTION AUTHORIZING WESTERN WYOMING COMMUNITY COLLEGE DISTRICT, STATE OF WYOMING, TO PURCHASE A TRACT OF LAND FROM CVCD, LLC; and a
A RESOLUTION AUTHORIZING WESTERN WYOMING COMMUNITY COLLEGE DISTRICT, STATE OF WYOMING, TO EXCHANGE A PARCEL OF LAND OWNED BY CHARLES L. RENZ AND VALDA M. RENZ, TRUSTEES, OF THEIR SUCCESSORS IN TRUST, UNDER THE CHARLES L. RENZ AND VALDA M. RENZ REVOCABLE TRUST, DATED MARCH 3, 2008, FOR A PARCEL OF LAND OWNED BY WESTERN WYOMING COMMUNITY COLLEGE DISTRICT, STATE OF WYOMING; and a

RESOLUTION AUTHORIZING WESTERN WYOMING COMMUNITY COLLEGE DISTRICT, STATE OF WYOMING, TO VACATE EASEMENTS; and a

RESOLUTION AUTHORIZING WESTERN WYOMING COMMUNITY COLLEGE DISTRICT, STATE OF WYOMING, TO CONSOLIDATE TRACTS OF LAND.

Recommendation
To approve the above-referenced Resolutions in connection with the acquisition of the Wingate Hotel.

Vice President Kelsey asked Mr. Galen West to give a brief summary of the purchase process. Mr. West explained that the purchase was more than just a purchase of real estate, it was similar to purchasing a business. Mr. West said that multiple lien searches had been conducted and that zoning variances had been received. Mr. West said that the parking lot required by the City of Rock Springs would be accomplished by exchanging the lot next to the property with a different College View Commercial Park lot. Mr. West also said that various easements that are in place will need to be vacated. Mr. West went on to say that the owners of the Wingate had split that lot and one resolution would reverse that split. A short discussion ensued regarding any possible future liens.

Vice President Kelsey then gave an explanation of the individual resolutions. Trustee Freeman made a motion to approve the resolutions in connection with the acquisition of the Wingate Hotel as described above. The motion was approved by vote.

2. Authorization to Disburse Funds to Purchase Wingate Hotel & to Authorize the College Administration to sign all Closing Documents
The Administration is seeking authorization to disburse College funds to purchase the Wingate Hotel. Board Procedure 3210 A requires Board approval to purchase items $50,000 and over. The purchase price of the Wingate Hotel is $4,800,000. Other expenses will include a pro-rata share of the Wingate property taxes, the pro-rata share of the property taxes on Lot 9 of the College View Commercial Park being exchanged, and normal closing costs for title insurance, etc.

Recommendation
To authorize the Administration to disburse the funds necessary to purchase the Wingate Hotel property and to pay for any necessary costs
associated with closing the transaction and to authorize the Administration to sign all closing documents.

Vice President Kelsey gave an explanation of the requested disbursement. Treasurer Chadey made a motion to authorize the disbursement of the funds necessary and to authorize the Administration to sign all closing documents associated with the purchase of the Wingate Hotel property as described above. The motion was approved by vote.

3. Authorization to Sell Various Items in the Wingate Hotel Purchased by the College

Board Procedure 3710 F requires that items having a fair market value of $2,000 or more may be disposed of at the most advantageous price. Because of the special nature of this sale, the Administration is seeking Board authorization to sell the surplus items, even though no one item will be $2,000 or more. The College’s Housing Director and several other College administrators have reviewed the items and have determined that these items should be sold via one or more special public obsolete sale(s) to be held in the near future.

Recommendation
To authorize the Administration to conduct one or more public obsolete items sale(s) and sell the items on the attached listing per College administrative procedure. (The listing is included in the addendum).

Vice President Kelsey gave a brief explanation of the surplus items. A brief discussion ensued regarding anticipated demand for the items and possible donation to another government entity. Trustee Freeman made a motion to authorize the Administration to conduct obsolete sales to sell the surplus items from the Wingate. The motion was approved by vote.

3. FUTURE BUSINESS

A. April 6, 2010: Board Budget Workshop, 6:00 p.m., Board Conference Room 3071, Rock Springs Campus.
B. April 8, 2010: Regular Board of Trustees Workshop; 6:00 p.m., Board Conference Room 3071, Rock Springs Campus.
C. April 8, 2010: Regular Board of Trustees Meeting; 7:15 p.m., Board Room 3060, Rock Springs Campus.
D. April 26, 2010: WACCT Meeting, 2:00 p.m., Room 1309, WWCC Campus
F. April 26, 2010: WCCC Reception, 5:30 p.m., Rock Springs Historical Museum

4. ADJOURNMENT

Having no further business to act on, President Roth adjourned the special meeting at 6:40 p.m.
NOTE: Additional information (tapes and/or addenda) from this meeting is available in the Board Office.

Above recorded by:

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Kandy Frink

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WWCC Board President

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WWCC Board Secretary