

# FCR 11

Office of the President  
October 25, 2005

Members, Board of Trustees:

AUTHORIZATION TO SELL THE COLDSTREAM CENTER  
(FORMERLY LEXEL BUILDING)  
LOCATED ON COLDSTREAM RESEARCH CAMPUS

Recommendation: that the Board of Trustees authorize the Executive Vice President for Finance and Administration to sell, by sealed bids, the Coldstream Center (formerly named the Lexel Building) for a sale price not less than the appraised fair market value based upon two independent appraisals; and further, that the Executive Vice President for Finance and Administration be authorized to execute any and all documents necessary to complete such sale in accordance with the legal requirements for the disposition of state property. This is a proposed sale of the building improvements only (that house the Coldstream Center) and does not include a sale of the fee simple title to the land.

Background: On June 22, 2004, the Board of Trustees authorized the Executive Vice President for Finance and Administration to purchase the Lexel Building located on the Coldstream Research Campus for the approved purchase price of \$9.6 million. The transaction closed on June 30, 2004.

The purchase of the Lexel Building in 2004 gave the university the flexibility to explore a number of alternatives for the use of the space. It has been determined that a research partnership with the private sector provides for cost effective and long-range use of the facility.

Proceeds from the sale of Coldstream Center will reimburse the University of Kentucky for the purchase price for the building. The residual from the sale of the Coldstream Center will remain with the Coldstream Research Campus operating account for building fit-up for tenants and future infrastructure development.

This property is surplus to the needs of the University of Kentucky.

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Action taken:     Approved     Disapproved     Other \_\_\_\_\_