

Resolutions for Board of Governors Action – October 3, 2014

1. Real Estate/Facilities Committee: Land – Acquisition of an easement for parking and utilities from the Colorado State University Research Foundation. *(2015-0010-100214A)*
2. Real Estate/Facilities Committee: Real Property – Approval to enter into long term roof top leases for five buildings on Main Campus for the operation of solar power generation facilities. *(2015-0011-100214A)*
3. Real Estate/Facilities Committee: Land – Acquisition of a Forest Legacy Conservation Easement at the South Boulder Creek/Toll Family Property in Boulder and Gilpin Counties on behalf of the Colorado State Forest Service. *(2015-0012-100214A)*
4. Support of Colorado State University President Tony Frank’s recommendation and plan for evaluating at least four possible options for an appropriate venue for Colorado State University’s Division I football program and as a potential multi-use university facility. *(2014-0014-100314A)*
5. Certification of Consent Agenda *(2014-0013-100314A)*

Board of Governors of the Colorado State University System
Meeting Date: October 2, 2014
Action Item

Stretch Goal or Strategic Initiative: N/A. Board approval of this administrative action is required by statute, CCHE, Board, or university policy.

MATTERS FOR ACTION:

Land: Acquisition of an easement for parking and utilities from the Colorado State University Research Foundation.

RECOMMENDED ACTION:

MOVED, that the Board of Governors approve acquisition of a non-exclusive permanent easement of approximately 14,080 square feet from the Colorado State University Research Foundation (CSURF) for installation and maintenance of a parking, utilities, and associated landscape improvements to support the redevelopment of Aggie Village North, as generally shown on Exhibit A.

FURTHER MOVED, that the President of Colorado State University, in consultation with the Office of General Counsel, is hereby authorized to sign implementing contracts and other documents as may be necessary and appropriate to consummate the transaction.

EXPLANATION:

Presented by Dr. Tony Frank, President, Colorado State University.

As part of the redevelopment of the Aggie Village North site, the University needs to provide additional on-site parking to support the student residents. During the design of the project, it was determined the most cost effective way to provide all the parking required as part of the project was through acquisition of additional land immediately west of the complex.

Colorado State University - Land: Acquisition of Easement for Aggie Village North

Board of Governors of the Colorado State University System

Meeting Date: October 2, 2014

Action Item

Over the last year, CSURF has assembled the adjacent properties (eight single family homes) with the intent to eventually sell the properties to the University. CSURF's Board of Trustees approved granting an easement to the University across these adjacent properties at a fee proportionate to CSURF's acquisition cost.

The cost of the easement has been set at \$580,000. The Aggie Village North Project will fund the acquisition of the easement. The University will be responsible for the design and installation costs for the parking, utilities, and landscape improvements. The University will maintain all improvements. Future acquisition of the single family homes from CSURF will be reduced by the amount paid for the easement.

A formal easement protects the long term interests of the University.

Approved
Denied

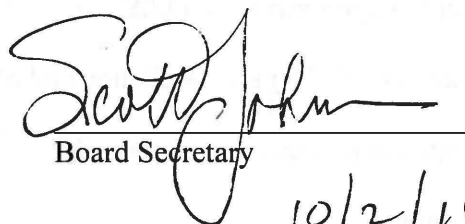
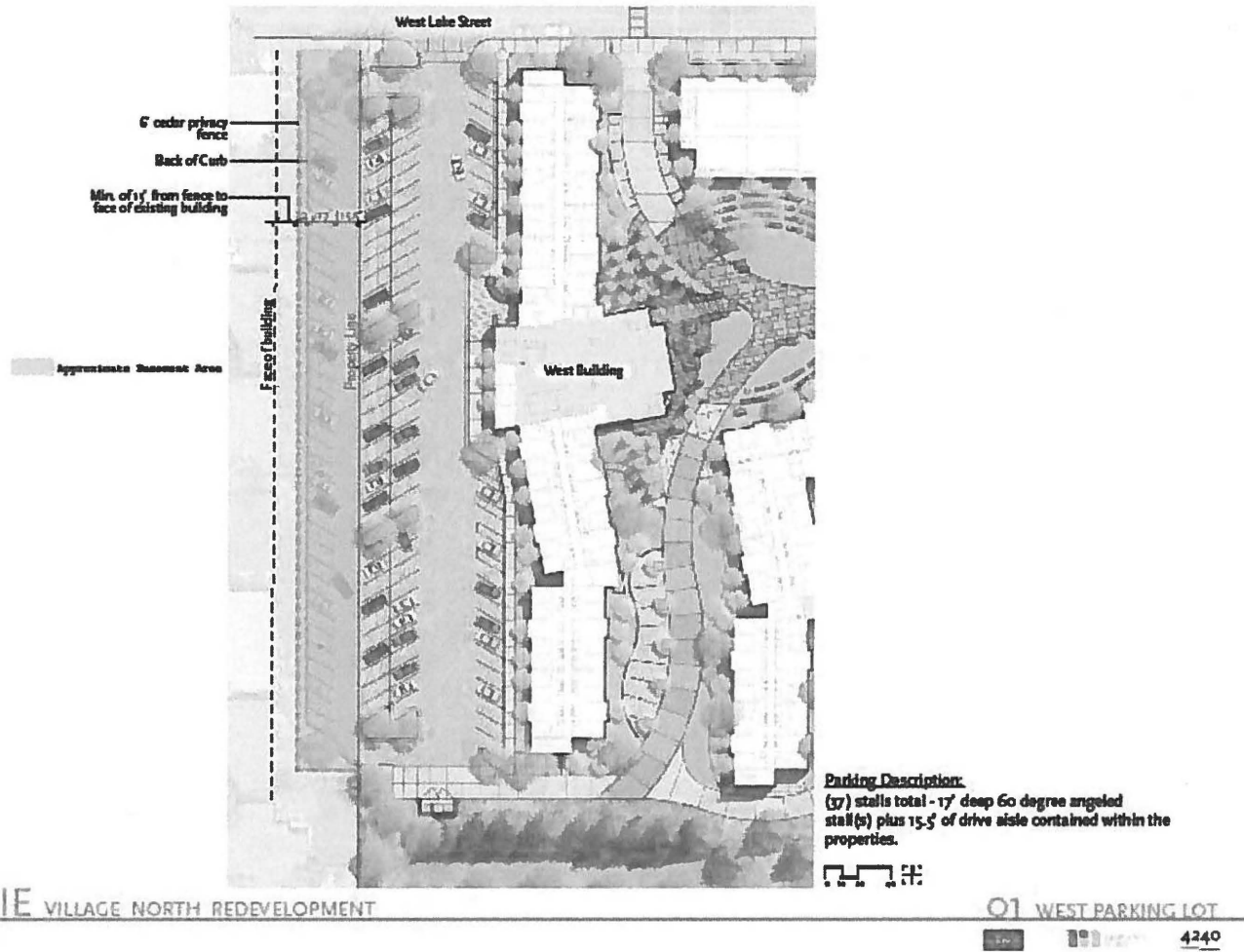

Board Secretary
 10/2/14
Date

EXHIBIT A



Stretch Goal or Strategic Initiative: N/A. Board approval of this administrative action is required by statute, CCHE, Board, or university policy.

MATTERS FOR ACTION:

Real Property: Approval to enter into long term roof top leases for five buildings on Main Campus for the operation of solar power generation facilities.

RECOMMENDED ACTION:

MOVED, that the Board of Governors approve long-term roof top leases, for a term of 20 years with two 5-year renewal options, to support the installation and operation of solar power generation facilities at Parmalee Hall, Edwards Hall, Student Recreation Center, University Center for the Arts, and the Veterinary Teaching Hospital.

FURTHER MOVED, that the President of Colorado State University is hereby authorized to sign implementing contracts and other documents necessary and appropriate to consummate the transaction with modifications made in consultation with General Counsel.

EXPLANATION:

Presented by Dr. Tony Frank, President.

The University wishes to enter into roof top leases, not to exceed 30 years, with private companies for the installation and operation of solar power generating facilities at Parmalee Hall, Edwards Hall, Student Recreation Center, University Center for the Arts, and the Veterinary Teaching Hospital. The University is willing to lease the roof space in order to receive some revenue from the project, as well as promote the usage of renewable energy on campus.

These leases will be part of the City of Fort Collins' Solar Power Purchase Program whereby the City of Fort Collins agrees to purchase the power generated. Approved by the Fort Collins City Council in June 2013, this pilot program will help meet their Utilities' renewable energy commitments under the Colorado Renewable Energy Standard.

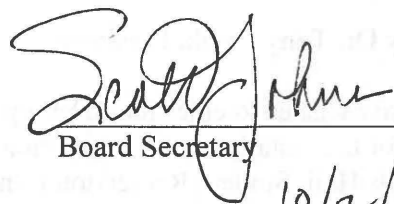
Real Property: Long-term Roof-top Lease at Five Main Campus Buildings

The energy output of the solar systems goes to the Fort Collins Utilities' electric grid and the system owners are paid based upon a Power Purchase Agreement with the City. Under the agreement the City also receives the right to claim the renewable energy attributes of the project to be used toward compliance with the Colorado Renewable Energy Standard.

Lease payments to the University will be based upon system production measured in kilowatt hours as recorded by the City of Fort Collins Utilities. The agreed upon rate is \$.0125/kWH. Based on anticipated production, the lease payments are expected to be approximately \$20,441/year for overall. Lease payments will be used by the respective program occupants to offset program and building operating costs.

Solar Power Collectors projects go through an internal planning, design and review process with Facilities Management University Architect and University Planner to ensure compliance with Aesthetic Guidelines, Campus Construction Standards and sustainability program goals. The planning and review includes working with the primary building occupants and the manufacturer and contractor, as well as other Facilities Management engineers and project managers. These projects are similar to the other six solar projects at Scott Bioengineering, Academic Village, Behavioral Sciences, Morgan Library Cube, Lake Street Parking Garage and the Research Innovation Center that went through this review and are actively producing clean, renewable power. These projects also further the sustainability goals of CSU that have resulted in the recognition as the number one rated university in the STARS (Sustainability Tracking Assessment & Rating System) program.

Approved Denied


Board Secretary
10/2/14
Date

Stretch Goal or Strategic Initiative: N/A. Board approval of this administrative action is required by statute, CCHE, Board, or university policy.

MATTERS FOR ACTION:

Land: Acquisition of a Forest Legacy Conservation Easement at the South Boulder Creek/Toll Family Property in Boulder and Gilpin Counties on behalf of the Colorado State Forest Service.

RECOMMENDED ACTION:

MOVED, that the Board of Governors approve the acquisition of this conservation easement totaling approximately 3,387 acres of land on South Boulder Creek/Toll Family Properties in Boulder and Gilpin Counties under the Forest Legacy Program for the benefit of the Colorado State Forest Service.

FURTHER MOVED, that the President of Colorado State University is hereby authorized to sign implementing contracts and other documents necessary and appropriate to consummate the transaction with modifications made in consultation with General Counsel.

EXPLANATION:

Presented by Dr. Tony Frank, President, Colorado State University

This action item requests authorization to accept title to a conservation easement on the South Boulder Creek/Toll Family Properties in Boulder and Gilpin Counties under the Forest Legacy Program to be managed by the Colorado State Forest Service.

The easement will be purchased with a federal forest legacy grant in the amount of \$5,000,000 with matches from The Conservation Fund through a Great Outdoors Colorado (GOCO) grant of \$800,000, Boulder County contribution of \$1,500,000 and land value of \$1,700,000 from the land owner, Tolland Ranch, LLC.

Located within 45 miles of 2.8 million people in the Denver/Boulder metro area, the Toll Family Property is surrounded by some of Colorado's most popular national forest destinations including James Peak Wilderness and Eldora Ski Area. This project will protect the largest private property in the South Boulder Creek Watershed, directly benefiting Denver Water, which relies on South Boulder Creek to help deliver safe drinking water to 1.3 million people. Lying within the boundary of Roosevelt National Forest, the 3,387-acre Toll property creates an expansive buffer between the national forest

Board of Governors of the Colorado State University System

Meeting Date: October 2, 2014

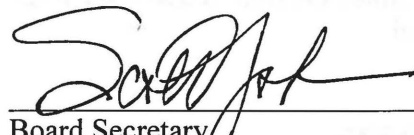
Action Item

and urban areas to the east. The Toll property provides critical connections to the national forest for wildlife and people, including 65 miles of ski trails leased to Eldora Ski Resort for public use. The Toll property is in a highly desirable location for home buyers and resort developers, convenient to Denver/Boulder and attractive for recreation and hunting on the adjacent national forest. Four generations of Tolls have owned this property. The sale of a conservation easement will provide the family with the resources to keep the 3,387-acre property intact. Otherwise, the family may be forced to divide and sell the property.

The property possesses scenic, agricultural, open space, water, wetlands, wildlife and wildlife habitat, biodiversity and historic values. Preservation of these conservation values is consistent with the goals of Colorado's Forest Legacy Program and the establishment of the easement will provide public benefits by preventing further conversions of forest land and forest resources; protecting and enhancing water quality and water supplies; protecting wildlife habitat and maintaining habitat connectivity and related values to ensure biodiversity; protecting riparian areas; maintaining and restoring natural ecosystem functions and maintaining forest sustainability and the cultural and economic vitality of rural communities.

See attached Locator Map on Exhibit A.

Approved
Denied

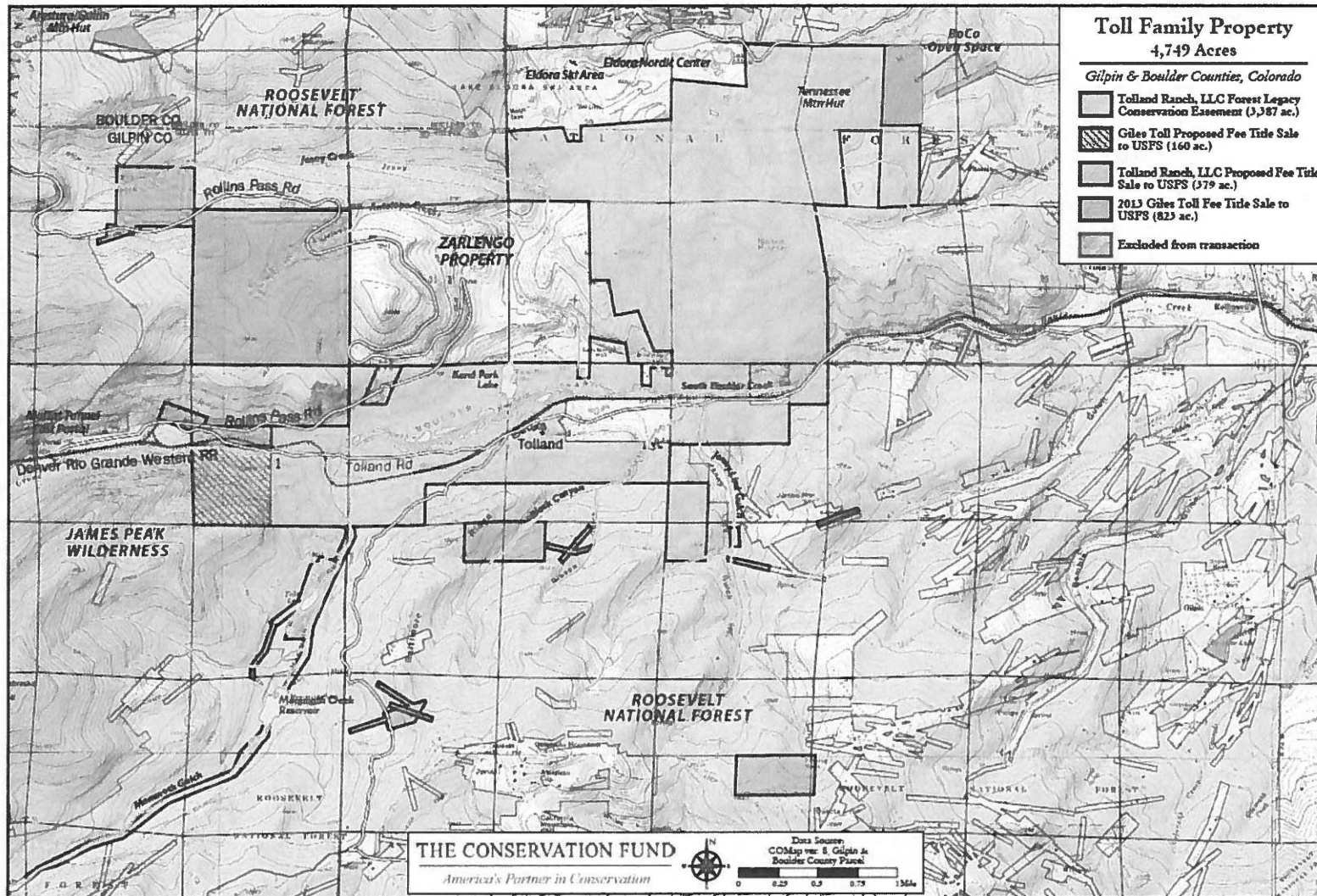


Board Secretary

10/2/14

Date

Exhibit A



CSU – Land/Conservation Easement - S. Boulder Creek(Toll) Property, Boulder/Gilpin County

The Board of Governors of the
Colorado State University System
Meeting Date: October 2, 2014
Action Item



Approved

Stretch Goal or Strategic Initiative: N/A

MATTERS FOR ACTION:

The Board of Governors of the Colorado State University System (Board) support of Colorado State University President Tony Frank's recommendation and plan for evaluating at least four possible options concerning an appropriate venue for Colorado State University's Division I football program and as a potential multi-use university facility. This Resolution supersedes the Board's Resolution of October 4, 2012, regarding Colorado State University stadium planning.

RECOMMENDED ACTION:

MOVED, that the Board of Governors of the Colorado State University System hereby supports President Tony Frank's recommendation to undertake an analysis of at least four possible options, with the intent to present those options at the Board's meeting on December 4-5, 2014, to address the issue of providing an appropriate venue to support CSU's Division I football program and as a potential multi-use university facility. The President is authorized to evaluate these or other possible options, taking into account the comments made and the discussion by the Board during the meeting:

1. Funding backlogged controlled maintenance at Hughes Stadium;
2. Renovating Hughes Stadium to make it satisfactory for the next 30 years;
3. Building a phased version of the on-campus stadium design; and
4. Embarking on a public-private partnership to construct an on-campus stadium.

President Frank will report the results of that evaluation and will recommend a possible option to the Board at the meeting scheduled for December 4-5, 2014, if practicable, or at the February 4-6, 2015.

EXPLANATION PRESENTED BY: Dr. Tony Frank, President, Colorado State University.

CSU believes that a high-quality, competitive program of intercollegiate athletics can return significant value to a university in the form of increased national and statewide visibility, strengthened student and alumni engagement, and opportunities for students who excel athletically as well as academically. CSU also believes that a university of the caliber of


Colorado State, ranked among the nation's finest public research universities, ought to strive for excellence in all aspects of its operations, including its athletics program.

On October 4, 2012, the Board authorized President Frank to pursue fund-raising efforts for two years that would support half the cost of a new on-campus stadium at CSU, thus maximizing the potential benefits of the Rams football program while minimizing the risk of impact to the General Fund. The fund-raising efforts were very positive, but did not raise the necessary amount of funds. Nevertheless, CSU must address the issue of providing a suitable venue to support CSU's Division I football program and that would serve as a multiple use facility.

In accordance with the Board's October 4, 2012 resolution, President Frank recommends that CSU undertake an analysis of at least four possible options, between now and the December 2014 Board meeting:

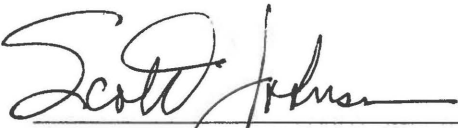
1. Funding backlogged controlled maintenance at Hughes Stadium;
2. Renovating Hughes Stadium to make it satisfactory for the next 30 years;
3. Building a phased version of the on-campus stadium design; and
4. Embarking on a public-private partnership to construct the on-campus stadium as already designed.

Although all options carry risk and cost, this process is designed to meet CSU's long-term goals and minimize, as much as possible, the impact on the General Fund. CSU expects this analysis will be as thorough as possible, and that at the December Board meeting, President Frank will provide his recommendation on which course the University should pursue.



Approved

Denied



Scott C. Johnson, Board Secretary

10/2/14

Date

CERTIFICATION OF CONSENT AGENDA ITEMS

The undersigned Secretary of the Board of Governors for the Colorado State University System hereby certifies:

That with a unanimous affirmative vote of the voting members of the Board of Governors at a duly held meeting thereof on August 7, 2014, the consent agenda items listed below were referred for consideration of approval and were adopted:

A. Colorado State University System

- Minutes of the August 7, 2014 2014 Board of Governors Board and Committee Meetings
- Minutes of the August 8, 2014 Board of Governors Meeting

B. Colorado State University

- Posthumous Degree (*referred by Academic and Student Affairs Committee*)

C. Colorado State University-Global Campus

- Posthumous Degree (*referred by Academic and Student Affairs Committee*)

The consent agenda items together with a record of the votes for the resolutions have been recorded and will be entered into the full minutes of the duly held October 3, 2014, meeting of the Board of Governors.



Scott C. Johnson, Secretary

Date



10/3/14