

TO: Members of the Executive Committee of the Board of Trustees
FR: Michael B. Cline, Senior Vice President for Administrative Operations
DATE: July 1, 2021
RE: Approval to Purchase Pierce Street properties and Steely Street properties in West Lafayette from Purdue Research Foundation

Attachments:

- Resolution
- Exhibit A: Pierce Street properties
- Exhibit B: Steely Street properties

Acquisition Intent:

West Lafayette campus

Pierce Street properties

- The proposed acquisition of 1.27 acres at 127-155 Pierce Street, West Lafayette, includes a 108 space surface parking lot and a residential building constructed in 1910.
- The appraised value is \$6,200,000.
 - Operating Funds – Reserves will be used for the purchase.
 - Through this purchase, Purdue will eliminate a lease expense of \$192,000 per year for this property.
- This acquisition will achieve the following:
 - Long term, it allows the University to own a property at an important strategic location, and it aligns with the 2018 campus master plan, which identifies this location as a potential future growth opportunity.
 - Near term, the University will continue to use the property for near campus parking and demolish the residential building.

Steely Street properties

- The proposed acquisition of 3.12 acres at 409-442 Steely Street, 333 Grant Street and 339 Grant Street, West Lafayette, includes three residential buildings constructed between 1930 and 1950 and an apartment complex consisting of two, two-story buildings.
- The appraised value is \$13,400,000.
 - Operating Funds – Reserves will be used for the purchase.
 - Through this purchase, Purdue will eliminate a lease expense of \$217,000 per year for this property.
- This acquisition will achieve the following:
 - Long term, it allows the University to own a property at an important strategic location, and it aligns with the 2018 campus master plan, which identifies this location as a potential vehicular/campus gateway near the new David and Bonnie Brunner Purdue Veterinary Medical Hospital Complex.
 - Near term, the University will continue to use the apartment complex for student housing and demolish the residential buildings.

The purchase price for both properties is \$19,600,000, which is equal to the appraised value.

c: Chairman Mike Berghoff
President Mitch Daniels
Treasurer Chris Ruhl
Provost Jay Akridge
Assistant Treasurer Jim Almond
Corporate Secretary Janice Indrutz
Legal Counsel Steve Schultz

**RESOLUTION OF THE EXECUTIVE COMMITTEE (THE “COMMITTEE”)
OF THE BOARD OF TRUSTEES OF THE TRUSTEES OF PURDUE UNIVERSITY
(THE “CORPORATION”) AUTHORIZING THE ACQUISITION OF CERTAIN REAL
ESTATE IN TIPPECANOE COUNTY, INDIANA**

- 1. DECLARING THE NECESSITY TO ACQUIRE CERTAIN REAL ESTATE FOR THE PURPOSE OF CARRYING ON THE EDUCATIONAL RESEARCH, THE PUBLIC SERVICE PROGRAMS, OR THE STATUTORY RESPONSIBILITIES OF PURDUE UNIVERSITY AND/OR FOR MANAGING, OPERATING, OR SERVICING THE PURDUE UNIVERSITY; AND**
 - 2. AUTHORIZING CERTAIN OFFICERS OF THE CORPORATION TO ACQUIRE REAL ESTATE BY PURCHASE AND TO DO ALL ACTS NECESSARY TO ACCOMPLISH SUCH ACQUISITION SUBJECT TO ALL STATUTORY PROVISIONS AND SUBJECT TO PRIOR APPROVAL BY THE TREASURER OR ASSISTANT TREASURER.**
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WHEREAS, pursuant to Article V, Section 1 of the Bylaws of the Corporation, the Committee has and may exercise all of the powers of the Board during intervals between meetings of the Board;

WHEREAS, the University desires to acquire certain real property owned by the Purdue Research Foundation (“Seller”) which real estate is located in Tippecanoe County, Indiana and more fully described on Exhibit A and Exhibit B attached hereto and made a part hereof (the “Real Estate”) for the purchase price of Nineteen Million Six Hundred Thousand Dollars (\$19,600,000) (the “Purchase Price”), and

WHEREAS, the Real Estate consists of approximately 4.39 acres including a 1.27 acre surface parking lot and a 3.12 acre lot containing an apartment complex and campus gateway; and

WHEREAS, the University has identified the Real Estate as proximate and adjacent to campus and the acquisition of the Real Estate aligns the property ownership with the long-term desires for future growth consistent with the 2018 Giant Leaps Master Plan, and

WHEREAS, acquisition of the Real Estate will provide near-term space which may be used for parking and residential housing to meet demands of enrollment growth, and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Committee as follows:

1. The Committee hereby finds and determines that the Real Estate is necessary for carrying on the educational research or other statutory responsibilities of the Corporation and/or for managing, operating, or servicing Purdue University, and that it would be advantageous to the Corporation to acquire the Real Estate by purchase pursuant to the provisions of IC 21-34-3.

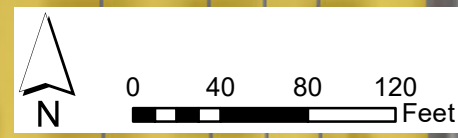
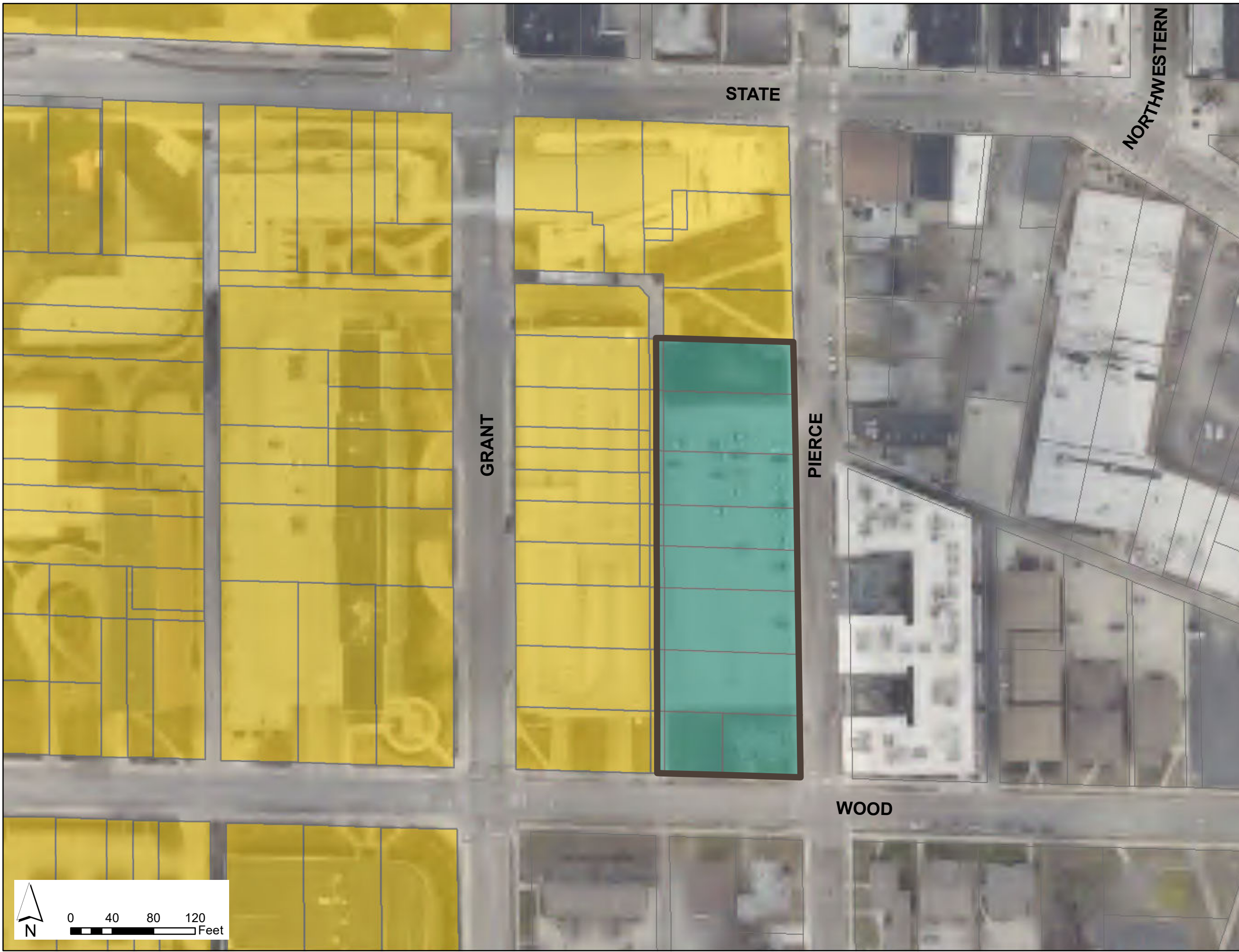
2. The Committee hereby authorizes and approves the acquisition of the Real Estate from Seller for the sum of Nineteen Million Six Hundred Thousand Dollars (\$19,600,000) pursuant to the provisions of IC 21-34-3, on such terms and conditions as the Treasurer of the Corporation shall deem to be in the best interests of the Corporation and of Purdue University.

3. The Treasurer and Assistant Treasurer of the Corporation, and each of them, are hereby authorized to negotiate, make and execute a contract, together with such other documents as are reasonably necessary to effectuate the transactions contemplated thereby, in the name and on behalf of the Corporation, setting forth such terms and conditions for the acquisition as in their judgment may be necessary or desirable, and the Secretary and Assistant Secretary of the Corporation, and each of them, are hereby authorized and directed to attest the execution of such contract and other documents.

4. The above-designated officers, together with the Chairman, Vice Chairman, Legal Counsel and Assistant Legal Counsel of the Corporation, and each of them, are hereby authorized and empowered for, on behalf of, and in the name of the Corporation, or of the University, to: (a) request the necessary approvals of the Governor and Budget Agency and all other necessary governmental approvals for the actions hereinabove authorized; and (b) execute and deliver any and all documents and instruments and to take any and all other actions as may be necessary or appropriate to carry out the purpose and intent of this Resolution, whether therein or herein specifically authorized or not, except for such actions as are specifically required by law to be taken by the Board as the governing body of the Corporation. All acts of said officers in conformity with the intent and purposes of this Resolution, whether taken before or after this date, are hereby ratified, confirmed, approved and adopted as the acts of the Corporation.

Exhibit A: Pierce Street
properties

6/25/2021






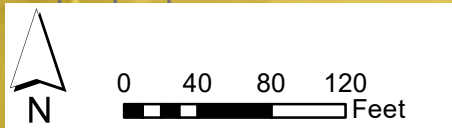
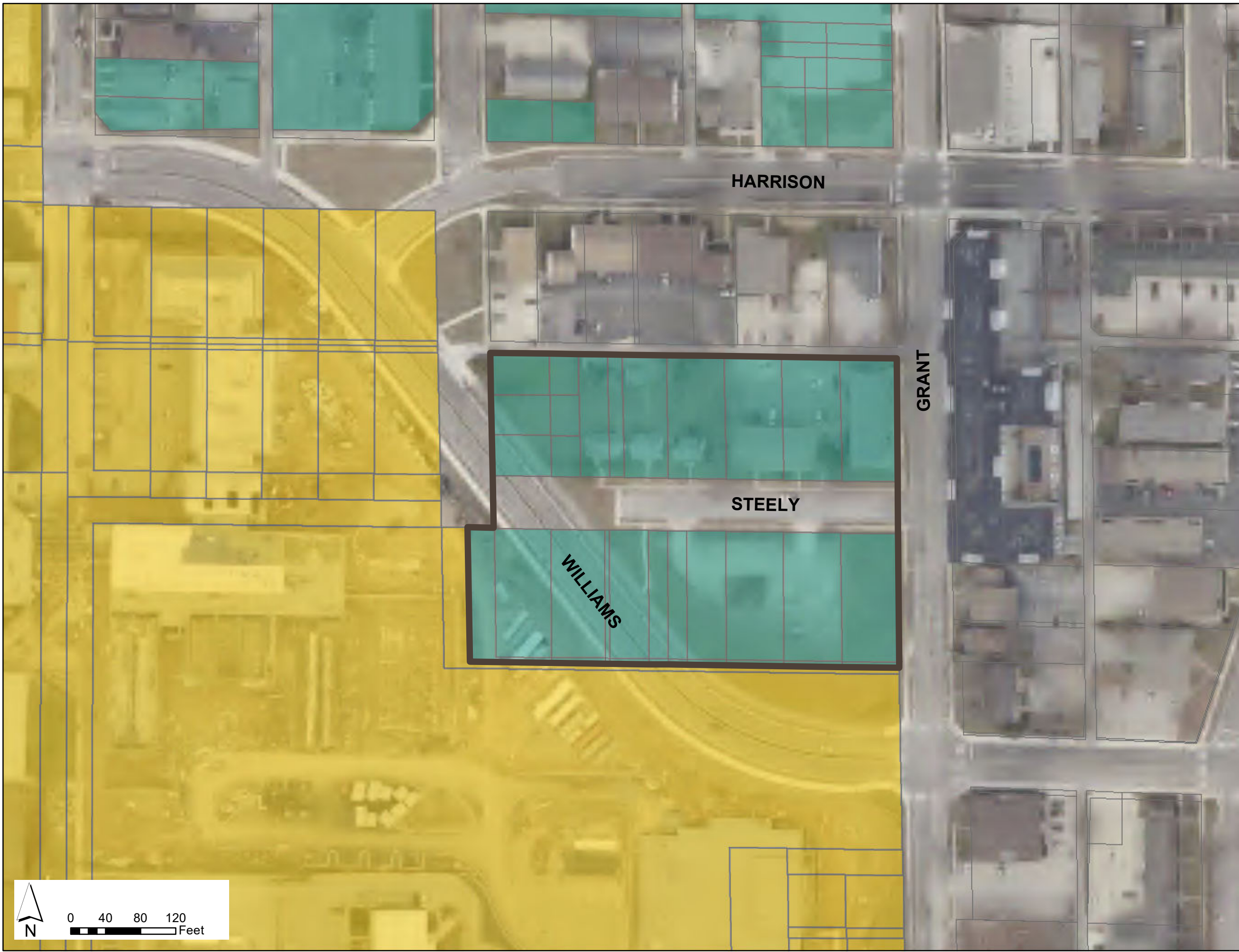



-  POTENTIAL ACQUISITION
-  PURDUE UNIVERSITY
-  PURDUE RESEARCH FOUNDATION

Exhibit B: Steely Street
properties

6/25/2021



-  POTENTIAL ACQUISITION
-  PURDUE UNIVERSITY
-  PURDUE RESEARCH FOUNDATION