

**Northwest Missouri State University**

**Board of Regents**

**Date of Meeting: March 18, 2009**

Cabinet Member:  
Joe Cornelison, General Counsel  
Ray Courter, VP for Finance and Support Services

Agenda Item: Cooperation with City on  
Infrastructure Projects

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**Background:**

The City of Maryville has some infrastructure projects planned that will involve the University and will require certain real estate transactions in order to complete them. This topic is being brought to the Board at this time for informational purposes and direction in order to let the planning and coordination proceed. The projects are:

1. Replacing/improving 16<sup>th</sup> street from College Drive to Country Club Road:

A recent survey shows that the University owns property to the section line, which is essentially near or at the existing centerline of W. 16<sup>th</sup> Street. Therefore, the City will need to acquire appropriate property rights from the University to proceed with this project.

2. Building a new water tower:

The City needs a new water tower and has identified a site on University property north of the University's Materials Distribution Center as the preferred location to build it. This would require about one acre of land. It also would require the construction of a waterline across University property to connect the new tower to the rest of the City's water system. Once the tower is built, the University's own tower north of Garret-Strong would be removed.

There are various options for addressing the real estate issues associated with these projects. In that regard, if the solutions involve a transfer of fee simple title to land, that will require General Assembly approval. "Fee simple" title means ownership of real estate in which the owner has the right to control, use, and transfer the property at will. It also is sometimes referred to as "fee simple absolute." Transfers of interests less than that are within the Board's authority (RSMo Section 37.005.14)

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**President's Recommendation:**

At this time, this item is for informational and discussion purposes only.