



Council of Trustees  
West Chester University  
West Chester, Pennsylvania 19383

Council of Trustees  
Resolution  
2010-23

www.wcupa.edu

Proposed

RESOLUTION

COUNCIL OF TRUSTEES

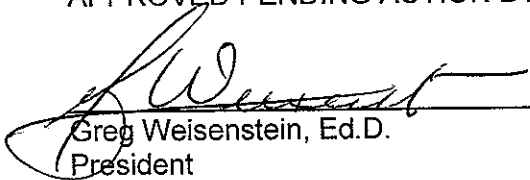
WEST CHESTER UNIVERSITY OF PENNSYLVANIA

SEPTEMBER 23, 2010

PROPERTY PURCHASE OF 805 ROSLYN AVENUE

BE IT RESOLVED THAT THE COUNCIL OF TRUSTEES OF WEST CHESTER UNIVERSITY OF PENNSYLVANIA HEREBY RECOMMENDS TO THE BOARD OF GOVERNORS THAT THE BOARD APPROVE THE PURCHASE OF THE PROPERTY KNOWN AS 805 ROSLYN AVENUE IN WEST GOSHEN TOWNSHIP, PENNSYLVANIA; GRANTS AUTHORITY FOR THE UNIVERSITY TO CONTINUE THE PROCESS TO PURCHASE SAID PROPERTY IN ACCORDANCE WITH REQUIREMENTS AS OUTLINED IN THE PASSHE FACILITIES MANUAL VOLUME VII-C (INCLUDING REQUIREMENTS RELATED TO THE FINAL AGREEMENT OF SALE AND THE APPROVAL OF SAID AGREEMENT BY PASSHE LEGAL COUNSEL); AND SEEK APPROVALS FROM THE BOARD OF GOVERNORS AND PENNSYLVANIA OFFICE OF THE ATTORNEY GENERAL.

APPROVED PENDING ACTION BY THE COUNCIL OF TRUSTEES

  
\_\_\_\_\_  
Greg Weisenstein, Ed.D.  
President

9-7-10  
Date

APPROVED BY VOTE OF THE COUNCIL OF TRUSTEES AND RECOMMENDED TO THE BOARD OF GOVERNORS OF THE PENNSYLVANIA STATE SYSTEM OF HIGHER EDUCATION

  
\_\_\_\_\_  
Thomas A. Fillippo, Chairperson  
Council of Trustees

Sept 23 2010  
Date

## **CONFIDENTIAL - PROPERTY PURCHASE**

**805 ROSLYN AVENUE  
WEST CHESTER, PA 19382**

### **BACKGROUND**

West Chester University desires to acquire the property located at 805 Roslyn Avenue in West Goshen Township. This property is located on the east side of Roslyn Avenue between two other University parcels (807 Roslyn and 114 Rosedale) and borders the University's parking lot at the Sykes Union Building. (Please see attached map.) These three parcels along Roslyn Avenue when combined together will create a 1.8 acre parcel.

### **PROPERTY DESCRIPTION**

The property is a level rectangular 0.5 acre lot, with 100 feet along Roslyn Avenue and is 220 feet deep. On the lot is a 50 year-old, single-story 960 square foot house with basement. It has three bedrooms, a single bath, living room, kitchen and dining room. The house is in average condition. Additionally, there is a detached single car garage.

### **UTILIZATION**

This parcel is bordered on four sides by University property. With this acquisition, the three parcels along Roslyn Avenue would combine to form a 1.8 acre parcel. This is large enough to meet a variety of campus needs, be it for recreation, leisure, parking, or a future building.

### **FINANCIAL**

The University ordered two appraisals producing fair market values of \$245,000 and \$255,000. The owner also provided an appraisal from a certified appraiser, which valued the property at \$265,000. The negotiated purchase price is \$ 255,000. Funding for the purchase and necessary renovations will come from accumulated University reserves.

### **APPROVAL PROCESS**

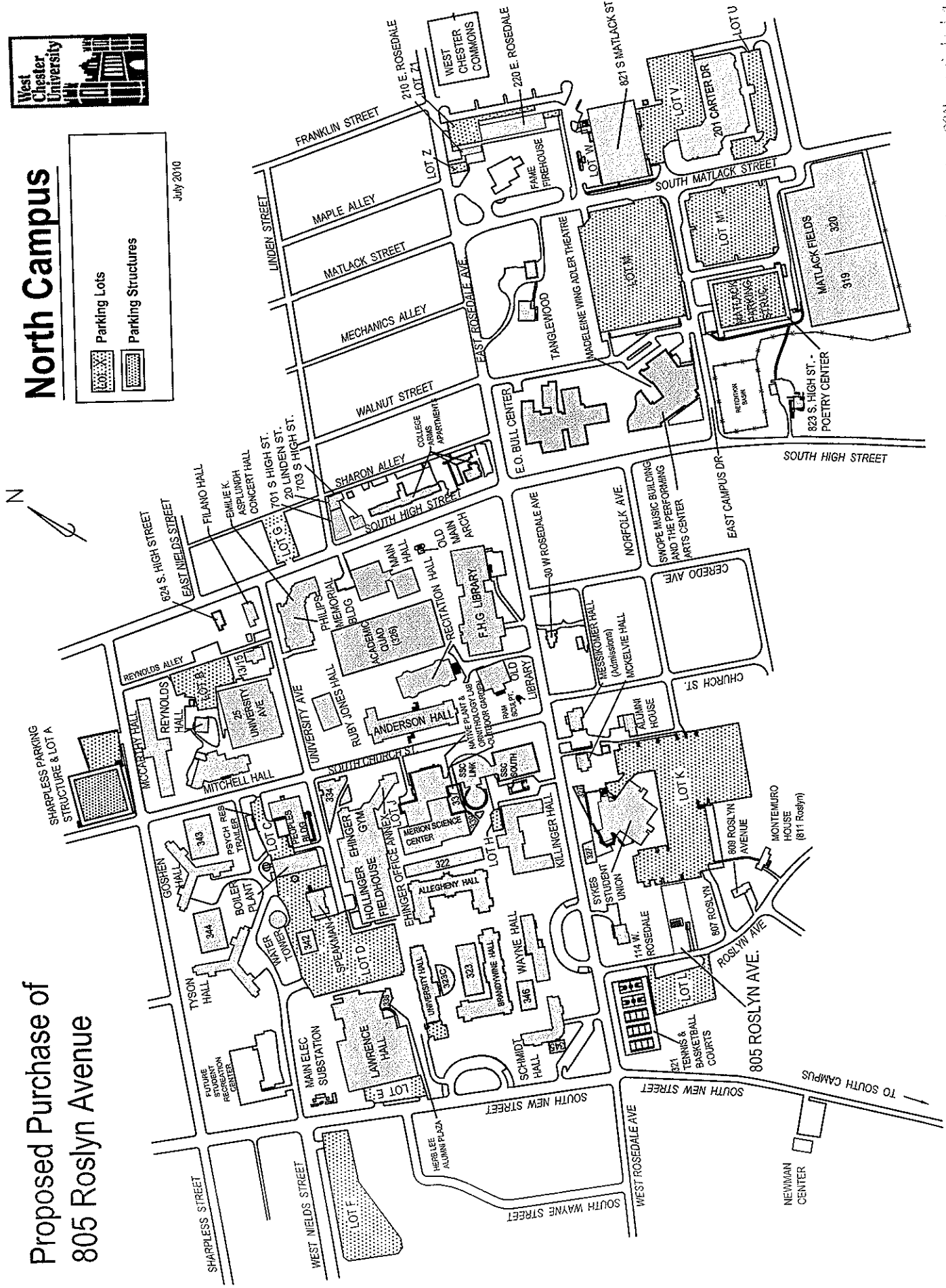
The Council of Trustees' resolution recommends the property purchase to the PASSHE Board of Governors. Additional approvals are required by the PASSHE Board of Governors, the Office of General Counsel, and the Office of the Attorney General of the State of Pennsylvania.



# North Campus

Parking Lots  
 Parking Structures

July 2010



## Proposed Purchase of 805 Roslyn Avenue

805 Roslyn Avenue

