

JULY 30, 2025

**Kansas Board of Regents
Special Meeting**

Kansas State University
College of Business Building
1301 Lovers Lane
Manhattan, KS 66506

2025-2026
Blake Benson, Chair
Diana Mendoza, Vice Chair

KANSAS BOARD OF REGENT MEMBERS:

Blake Benson
Diana Mendoza

John Dicus
Neelima Parasker

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Building a Future

Higher Education's Commitment to Kansas Families, Business, and the Economy

1. Helping Kansas families
2. Supporting Kansas business
3. Advancing economic prosperity

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MEETING AGENDA

The Kansas Board of Regents will hold a meeting at 8:45 a.m. at the Kansas State University College of Business Building at 1301 Lovers Lane, Manhattan, KS 66506. The link for the Board meeting can be found on our website at https://www.kansasregents.gov/board_meeting_live_stream.

Wednesday, July 30, 2025

I. Call to Order

II. Consideration of Discussion Agenda

A. Fiscal Affairs and Audit

1. Act on Request to Sell Real Property – KSU

Ethan Erickson, VP
Administration and Finance

III. Adjournment

DISCUSSION AGENDA

I. Call To Order

Regent Benson, Chair

II. Consideration of Discussion Agenda

A. Fiscal Affairs and Audit

1. Act on Request to Sell Real Property – KSU

**Ethan Erickson, VP
Administration and Finance**

Summary

Kansas State University (KSU) requests that the Kansas Board of Regents approve the sale of a 5.17-acre parcel containing the Unger Complex building to the KSU Foundation, and that it authorize the Board Chair to execute all documents necessary to complete the sale. Board staff recommend approval.

Background

Kansas State University requests approval to finalize the sale of 5.17 acres in Riley County, Kansas, containing the Unger Complex building.

The Unger Complex building is located on a 6.54-acre parcel. In December 2024, the Board approved K-State’s request to seek legislative authority to sell the entire parcel. The Kansas Legislature authorized the sale in Section 2 of 2025 House Bill 2120. As required by state statute, three appraisers appointed by the Director of Property Valuation established the value of the entire property at \$3,532,000.

Of the 6.54-acre parcel, KSU intends to sell only 5.17 acres, including the Unger Complex building, to the KSU Foundation. The Foundation will then sell the property to a private developer. KSU will retain the remaining 1.37-acre portion of the site. The purchase price for the 5.17-acre parcel and building is \$2,669,221, which is calculated based upon the above appraisal for the entire property, less the value of the portion to be retained by KSU. Proceeds from the sale will be deposited in the KSU’s Restricted Fees Fund.

KSU requests that the Board approve the sale of the 5.17-acre parcel and building to the KSU Foundation, and that the Board authorize the Board Chair to execute all documents necessary to complete the sale.

The legal description of the property is:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 7 EAST OF THE 6TH P.M., IN THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY BRIAN J. WESTBERG, PS 1708, ON FEBRUARY 5, 2025, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 13; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13

N. 88°29'54" E. 1752.92 FEET TO A NORTHEAST CORNER OF BELLEHAVEN ADDITION, A SUBDIVISION IN THE CITY OF MANHATTAN, BEING 25' NORTH OF THE NORTHEAST CORNER OF LOT 20 OF SAID BELLEHAVEN ADDITION; THENCE ALONG AN EASTERLY LINE OF SAID BELLEHAVEN ADDITION

S. 00°05'53" E. 25.01 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF LOT 20 OF SAID BELLEHAVEN ADDITION; THENCE CONTINUING

S. 00°05'53" E. 420.64 FEET TO THE NORTHWEST CORNER OF LOT 30 OF SAID BELLEHAVEN ADDITION; THENCE ALONG THE NORTHERLY LINE OF LOTS 30-34 OF SAID BELLEHAVEN ADDITION

N. 88°25'22" E. 450.00 FEET TO THE NORTHEAST CORNER OF LOT 34 OF SAID BELLEHAVEN ADDITION; THENCE

N. 52°53'41" E. 234.32 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ANDERSON AVENUE (PREVIOUSLY U.S. HIGHWAY 24) A PUBLIC STREET IN THE CITY OF MANHATTAN; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ANDERSON AVENUE

N. 37°06'19" W. 348.69 FEET TO THE SOUTH RIGHT OF WAY LINE OF TIMBERLANE DRIVE, A PUBLIC STREET IN THE CITY OF MANHATTAN DEDICATED BY THE HARLINGS OWNER CERTIFICATE ON THE FINAL PLAT OF TIMBERLANE ADDITION TO MANHATTAN; THENCE ALONG SOUTH RIGHT OF WAY LINE OF SAID TIMBERLANE DRIVE

S. 88°29'54" W. 427.21 FEET TO THE POINT OF BEGINNING, CONTAINING 5.17 ACRES; and (2) LOTS 35, 36, AND 37, BELLEHAVEN ADDITION TO THE CITY OF MANHATTAN, RILEY COUNTY, KANSAS

III. Adjourn