

UCCSN Board of Regents' Meeting Minutes December 17-18, 1955

12-17-1955

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UNIVERSITY OF NEVADA REGENTS MEETING December 17, 1955

The Board of Regents met in regular session in room 205, Morrill Hall, University of Nevada. The meeting was called to order by the Chairman at 9:15 A.M. Present: Regents Lombardi, Grant, Thompson and Chairman Ross; President Stout and Comptroller Hayden. Regent Hardy was in the East on business. Reporters Laxalt, Hulse, Armstrong, Bennyhoff and Finch covered the meeting. Mr. Priest, representing the office of the Attorney General, and Dean Bertrand of the College of Agriculture were present for the items of business pertaining to the University Farm.

1. Minutes of Previous Meeting

Motion by Mr. Grant carried unanimously that the minutes of the regular meeting of December 3, 1955 be approved.

Mr. Redfield came into the meeting at 9:55 A.M.

2. Land - North Virginia Street

Referring to the land owned by S. J. Nielsen and William Schmitt which adjoins the University Campus, discussion brought out the fact that to date the University and the owners have not been able to get together on purchase of the property. Advice of the Attorney General (meeting of October 1, 1955) was that an attempt to purchase at a reasonable price should be made before condemnation proceedings were undertaken.

Motion by Dr. Lombardi carried unanimously that an appraisal be made of the land owned by Mr. Nielsen and Mr. Schmitt which is needed by the University at this time.

3. Nurse's School

Letters which have been received recently from hospitals

throughout the State and from medical and health groups urging the establishment of a School of Nursing were distributed for the information of the Board. President Stout outlined a proposal that, as soon as money is available, the program be activated.

President Stout read a letter from Mr. Arthur E. Orvis, dated December 15, 1955, including the following paragraph:

In keeping with the above statements (from previous letters) I am enclosing my check for \$20,000 as payment of the first installment of my gift, even though the School of Nursing has not as yet been activated. Since my gift of \$100,000 for the establishment of a Department to be known as the Orvis School of Nursing is to be used only for that purpose, I request that the University of Nevada place the money in a separate fund until it can be used for said School.

Motion by Mr. Grant carried unanimously that the gift of \$20,000 from Mr. Orvis be accepted upon terms stated, and that a letter of appreciation be sent to Mr. Orvis on behalf of the Board of Regents.

Governor Russell came into the meeting at 10:20 A.M.

4. University Farm

- a) Bids for Sale of South Virginia Street Farm - Chairman Ross reported that no further bids had been received on the South Virginia Street Farm since the meeting of the Board of Regents on December 3, 1955, and asked if anyone present desired to submit a bid. There being no response, Mr. Ross read the bid of Mr. L. V. Redfield, which was submitted at the meeting of December 3, 1955, as follows:

Board of Regents	Reno, Nevada
University of Nevada	December 3, 1955

I, L. V. Redfield of Reno, Nevada, pursuant to that certain notice to bidders, published in the Reno Evening Gazette the dates of October 19, 1955 to November 3, 1955, advertising the South Virginia Street Farm of the University of Nevada for sale, and calling for sealed bids therefore, subject to the approval of the Governor, do hereby submit a firm bid of \$700,000, dollars cash for said Farm,

subject to all of the conditions and reservations contained in the advertised notice for bids heretofore referred to.

Sincerely,

/s/ L. V. Redfield

P. S. Above bid is to include all water rights with the Farm.

/s/ L. V. R.

President Stout recommended acceptance of Mr. Redfield's bid because it would enable the University to improve on what it is now doing in the way of agricultural research and in assisting the citizens of the State engaged in agriculture. He further stated that the University must look ahead 5, 10 or 15 years and that in looking ahead, the South Virginia Street Farm is not adequate to meet needs of the expanding population of the State. The Advisory Committee on Research and Instructional Land Needs for the Max C. Fleischmann College of Agriculture evaluated the South Virginia Street Farm and the University Dairy Farm, and decided unanimously that neither farm, nor both farms, would be adequate for the needs of the University's Agricultural Program.

Motion by Mr. Grant carried unanimously that the offer of Mr. L. V. Redfield of \$700,000 cash for the South Virginia Street Farm be accepted, subject to the approval of the Governor.

Letter from Mr. Hardy was read, as follows:

Mr. Silas E. Ross, Chairman December 8, 1955
Board of Regents
University of Nevada
Post Office Box 2407
Reno, Nevada

Dear Mr. Ross:

I expect to be in the East on business during the week of December 17th when the Board meets to consummate the sale of the South Virginia Street Farm.

I would like to register my vote in favor of a sale either to Mr. Redfield, or a higher bidder, with a proviso that a suitable replacement outdoor farm laboratory is first obtained for the Agricultural College; also, with the understanding that any differences in the amount realized from the sale and the amount expended to purchase a new farm, in favor of the University, would accrue to the Max C. Fleischmann College of Agriculture.

Sincerely yours,

/s/ Roy A. Hardy
Regent

Governor Russell gave his approval orally, stating his written approval would follow. (See letter page 199). In approving the sale of the South Virginia Street Farm, Governor Russell explained that when he turned down the Farm transaction a year ago, he acted upon the recommendation that the deal be made in cash, not as a trade. This transaction, meeting that recommendation, had his approval.

Governor Russell left the meeting at 10:35 A.M.

Motion by Mr. Thompson carried unanimously that the Attorney General be requested to draw up the deed to be executed by the Chairman of the Board and attested to by the Secretary.

Mr. Gilbert came into the meeting at 10:45 A.M.

Motion by Dr. Lombardi carried unanimously that, since the University has 6 months in which to decide what will be needed on any newly purchased property, any "improvements" so needed will be moved from the South Virginia Street Farm by that time, and that no "improvements" will be moved for any other purpose.

For clarification, at the suggestion of Mr. Priest, it was agreed that "improvements" shall include buildings.

Mr. Thompson suggested, and it was agreed by consensus, that Mr. Redfield be given one set of the two appraisals on the South Virginia Street Farm.

b) Proposals for Sale of Property to University - Dean

Bertrand reported on the meeting of the Advisory Committee on Research and Instructional Land Needs for the Max C. Fleischmann College of Agriculture, which considered the 3 proposals to sell land to the University for development as a Main Station Farm. The Committee presented the following resolution, which was read to the Regents by Dean Bertrand.

RESOLUTION OF ADVISORY COMMITTEE
TO DEAN OF AGRICULTURE
December 14, 1955

WHEREAS, it is imperative that the State of Nevada have a College of Agriculture adequate to serve its expanding population and the present and future needs of agriculture;

WHEREAS, the members of the Advisory Committee to the Dean of Agriculture of the University of Nevada have studied the facts concerning the proposed purchase of a University Main Station Farm which should include the following specifications:

1. Ready accessibility to the Campus
2. Sufficient acreage for future expansion
3. Living accommodations sufficient to maintain a good working staff
4. Varied soil types
5. Adequate water rights
6. Small irrigation costs
7. Fully equipped;

WHEREAS, full and due consideration was given to the three properties which were proposed for sale to the University following public solicitation of proposals;

THEREFORE BE IT RESOLVED, that this Committee unani-
mously recommend to the Dean of Agriculture that the Gilbert Ranch best meets the needs of the College of Agriculture.

ORIGINAL SIGNED BY:

B. H. Robinson
H. D. Sanford
C. A. Sewell
Norman D. Glaser

Fred Strosnider
Eyer H. Boies
Grant T. Anderson
Elmer Bowman
F. H. Settlemeier
Roy G. Bankofier

In his presentation, Dean Bertrand reviewed his suggested plan to get ready to move the Ladino Dairy Farm before it is placed for sale. He further suggested that when the Ladino Dairy Farm is sold, the money realized be placed in an endowment fund for research in agriculture.

President Stout recommended that the Gilbert Ranch property be purchased, pending completion of the transaction with Mr. Redfield.

Motion by Mr. Thompson carried unanimously that, upon the condition that Mr. Redfield completes his purchase of the South Virginia Street Farm and makes payment of the additional \$600,000 on or before January 17, 1956, the President and the Comptroller be authorized to deposit \$525,000 in escrow with the Washoe Title Insurance Company, under proper instructions, for purchase of the Gilbert property.

It was agreed that, by the next meeting of the Board, Dean Bertrand will have prepared a statement of the amount of money needed to place the Gilbert Ranch property in shape for efficient use by the University.

Mr. Gilbert left the meeting at this point.

President Stout recommended that the difference between the sale price of the South Virginia Street Farm and the purchase price of the Gilbert Ranch property be deposited in a special fund in the Comptroller's office for use of the Max C. Fleischmann College of Agriculture.

It was agreed, by consensus, that action of the above recommendation be postponed until the next meeting of the Board.

President Stout commended Dean Bertrand, his staff and the Advisory Committee for the work they have done in connection with these farm matters.

Motion by Dr. Lombardi carried unanimously that a note of appreciation be sent to members of Dean Bertrand's Advisory Committee, on behalf of the Board of Regents.

The meeting adjourned at 12:05 noon with the understanding that the next meeting will be held in January 18, 1956 at 9:30 A.M. unless a special meeting is called by the Chairman.