

BOARD OF TRUSTEES**THE UNIVERSITY OF NORTH CAROLINA AT GREENSBORO**

September 16, 2010

INFORMATION ITEM: Annual Report on Property Purchased and/or Leased
Since September 10, 2009

BACKGROUND INFORMATION:

The Board of Governors at its meeting on November 13, 1981 adopted a resolution on delegation of leasing authority within the University. The resolution reaffirmed the authorization to each Board of Trustees to delegate to its Chancellor some authority to acquire or dispose of real property. This Board at its meeting on June 15, 1994 took that action. The Board also directed that a report on properties purchased or leased in the previous fiscal year be presented by the Vice Chancellor for Business Affairs to the Board at its fall meeting.

PROPERTY REPORT:

In order to fulfill our reporting requirements and to keep the Board updated on land purchases and lease arrangements since September 10, 2009, we provide the following:

Properties Purchased Since September 10, 2009

The UNCG Board of Trustees, at its meeting on November 21, 1985 authorized the administration to pursue acquisition of all land not owned as of that date (which was within the boundaries of the campus as proposed in the Long Range Master Plan) and to request funding from the Board of Governors for this purpose. On September 6, 2007, the Board of Trustees approved the 2007 Campus Master Plan Update and with that approval, reaffirmed the authorization to acquire land to expand the campus as proposed in the 2007 Master Plan Update. Limited funding was provided for land purchases as a component of the 2000 Higher Education Bonds. These purchases used the remainder of the 2000 Higher Education Bonds allocated to UNCG.

The following properties were acquired by the State of North Carolina (UNCG) from the Capital Facilities Foundation:

121 McIver Street, Greensboro, NC - The property consists of a two-story wood-frame house containing 3,707 square feet on .24 acres adjacent to other campus properties. Formerly a privately owned 9-unit apartment house, this structure would require significant code and life safety upgrades to make it suitable for University use. Therefore, the University is in the planning stages for demolition of this structure. The house is listed as a contributing structure in the National Register Historic District, but does not lie within the College Hill Historic District. The administration has followed all protocol in working with the North Carolina State Historic Preservation Office and Commission to allow for comment and documentation of the property. The administration has also worked with Architectural Salvage of Greensboro, the salvage arm of Preservation Greensboro, to allow removal of building materials that are of

architectural value. The property location is expected to contribute to the eventual siting of a future Childcare Development Center as described in the Campus Master Plan.

1410 and 1410-Near W. Lee Street, Greensboro, NC - The property consists of a one-story industrial building containing 15,328 square feet on 2.51 acres divided into two parcels. The building, constructed in 1940, was damaged by fire in early 2009 and planning by the University for demolition has begun. This property's strategic location on the northeast corner of S. Aycock Street and W. Lee Street provides an opportunity for a southern gateway to the existing campus. It will also be a primary entryway to the new Student Housing Mixed-Use neighborhood being developed by the Capital Facilities Foundation.

Properties Leased Since September 10, 2009

By delegation of this Board, the Chancellor has authority to lease space costing less than \$25,000 per year for less than a 3-year period.

1. **Social Work (Center for New North Carolinians)** - 413 S. Edgeworth Street, Greensboro, NC. The lease is for a 1-year period beginning 9/1/2010 thru 8/31/2011 between the State of North Carolina (UNCG) and Dawn S. Chaney. The lease is for 2,500 net square feet at an annual cost of \$25,000. Funding is from Grant Funds.
2. **Center for Youth, Family and Community Partnerships** - 330 South Greene Street, Greensboro, NC. The lease is for a 13-month period beginning 8/1/2010 thru 8/31/2011 between the State of North Carolina (UNCG) and Federal Greene Exchange Company, LLC. The lease is for 950 square feet at a total cost of \$14,915. The Center currently leases 6,615 square feet of space at the same address. This new lease period will coincide with the expiration of the current lease so that any additional lease terms can be negotiated together. Funding is from Grant Funds and Overhead Receipts.
3. **University Police (Criminal Investigations)** - 1409 W. Lee Street, Greensboro, NC. The lease is for a 1-year period beginning 10/1/2009 thru 9/30/2010 between the State of North Carolina (UNCG) and the Capital Facilities Foundation, Inc. The lease is for 4,000 net square feet at an annual cost of \$20,000. Funding is from Non-State (Auxiliary) Funds.
4. **Advanced Prototyping and Fabrication Lab (Interior Architecture)** - 2227-A West Lee Street, Greensboro, NC. The lease is for a 2-year period beginning 4/16/2010 thru 3/31/2012 between the State of North Carolina (UNCG) and Ed Catalano. The lease is for 1,200 net square feet at an annual cost of \$12,000 and provides for an additional 1-year renewal. Funding is from Non-Appropriated State Funds (Education & Technology).
5. **SERVE** - 2634 Durham-Chapel Hill Boulevard, Durham, NC. This final renewal option on the original lease is for a 1-year period beginning 8/1/2010 thru 7/31/2011 between the State of North Carolina (UNCG) and Merchants and Farmers Bank. The lease is for 1,218 net square feet at an annual cost of

\$20,304.06, discounted from \$22,289.40 due to the inclusion of 3 months free rent by the Lessor. Funding is from Grant Funds.

Leases above \$25,000 annually or more than three years in length must be competitively bid through the State Property Office.

1. **Continual Learning** - Triad Center Drive, Greensboro, NC. The lease is for a 2-year period beginning 7/1/2010 thru 6/30/2012 between the State of North Carolina (UNCG) and Titan Triad Office, LLC. The lease is for 3,430 net square feet at an annual cost of \$48,363.00 for the first year and \$49,813.89 for the second year. Two 2-year renewal options are offered at the following costs: Renewal 1 – Year 1 - \$51,308.31, Year 2 - \$52,847.56 and Renewal 2 – Year 1 - \$54,432.98, Year 2 - \$56,065.97. Funding is from Non-State Funds (Continual Learning – Distance Learning Receipts)

Reade Taylor
Vice Chancellor for Business Affairs