

The University of North Carolina at Greensboro
Board of Trustees
Business Affairs Committee
December 6, 2017

Information Item

BAC-11 Annual Report on Property Purchased and/or Leased July 1, 2016 through
June 30, 2017

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.

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 February 20, 2014, the Board of Trustees approved the 2013 Campus Master Plan Update and, with that approval, reaffirmed the authorization to acquire land to expand the campus as proposed in the updated Master Plan.

In order to fulfill our reporting requirements and to keep the Board updated on land purchases and lease arrangements during the July 1, 2016 through June 30, 2017 fiscal year, we provide this report and the following information:

Property Acquisition by Deed

All property acquisitions for the benefit of UNCG are transacted through the Department of Administration's State Property Office. UNCG's Office of Property Acquisition and Leasing (PAL) serves as a conduit between the University and State. The University submits a request to the State Property Office for acquisition by deed for property purchased under the Chancellor's delegated authority or Board of Trustees approval, as required. UNCG also sends a request to UNC General Administration requesting approval under the President's delegated authority, or the Board of Governors, if required. Following approval by the President and/or Board of Governors, the State Property Office takes UNCG's request to the Governor and his Council of State for approval. Following all approvals, the State Property Office moves forward with the transaction.

Properties Purchased Between July 1, 2016 and June 30, 2017

During this reporting period, no properties were purchased by the State of North Carolina on behalf of UNCG.

Properties Leased Between July 1, 2016 and June 30, 2017

By delegation of this Board, the Chancellor has authority to lease space not exceeding \$25,000 per year and not exceeding a 3-year period.

Leases where the rent does not exceed \$5,000 annually and the term does not exceed 3 years, including renewals, are referred to as Agency Leases and are completed on campus. Two (2) such leases were executed during this reporting period.

1. Lessee: Center for New North Carolinians
Lessor: Legacy Crossing Apartments
Location: 3954-E Hahns Lane, Greensboro, NC 27401
Lease Term: This is a new 1-year lease for 3/1/17 through 2/28/18 with two (2) 1-year renewal options.
Space: 880 net square feet
Rate: \$3,000
2. Lessee: Center for New North Carolinians
Lessor: Legacy Crossing Apartments
Location: 3954-F Hahns Lane, Greensboro, NC 27401
Lease Term: This is a new 1-year lease for 3/1/17 through 2/28/18 with two(2) 1-year renewal options.
Space: 880 net square feet
Rate: \$3,000

Leases where the rent exceeds \$5,000 annually but does not exceed \$25,000 annually and the term does not exceed 3 years, including renewals, are referred to as Department of Administration Leases and are completed by the State Property Office in Raleigh. No such leases were executed during this reporting period.

Leases where the rent exceeds \$25,000 annually or the lease term will exceed three years in length must be advertised and competitively bid through the State Property Office. Two (2) leases in this category were executed during this reporting period.

1. Lessee: The State of North Carolina (UNCG)
Lessor: The Capital Facilities Foundation, Inc.
Location: 812 Lilly Avenue, 326 S. Tate Street & 328 S. Tate Street, Greensboro, NC 27403
Lease Term: This is a 30-year lease commencing May 19, 2017 through May 18, 2047.
Space: 0.665 acres
Rate: Not to exceed \$300,000.00 annually

2. Lessee: The Capital Facilities Foundation, Inc.
Lessor: The State of North Carolina (UNCG)
Location: 840 Neal Street, Greensboro, NC 27403
Lease Term: This is a 30-year ground lease commencing May 19, 2017 through May 18, 2047.
Space: 2.011 acres of Land and Improvements
Rate: \$1.00
3. Lessee: The State of North Carolina (UNCG)
Lessor: The Capital Facilities Foundation, Inc.
Location: 840 Neal Street, Greensboro NC 27403
Lease Term: This is a 30-year lease commencing May 19, 2017 through May 18, 2047.
Space: 2.011 acres of Land and Improvements
Rate: Not to exceed \$340,000.00 annually



Charles Mamoiné
Vice Chancellor for Business Affairs