



UNC
GREENSBORO

Board of Trustees

Business Affairs Committee
November 27, 2018

Information Item

BAC -8 Annual Report on Property Purchased and/or Leased July 1, 2017 through June 30, 2018

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.

To fulfill our reporting requirements and to keep the Board updated on land purchases and lease arrangements during the July 1, 2017 through June 30, 2018 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 Real Estate Office 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 the UNC System Office requesting approval under the President's

delegated authority or the Board of Governors, if required. Following approval by the President 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, 2017 and June 30, 2018

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

Properties Leased Between July 1, 2017 and June 30, 2018

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. Three (3) such leases were executed during this reporting period.

1. Lessee: Center for New North Carolinians
Lessor: Burgess Management Group (Glen Haven Apartments)
Location: 424-E Greenbriar Road, Greensboro, NC
Lease Term: This is a 1-year lease for 12/1/17 through 11/31/18 with two (2) 1-year renewal options.
Space: 1,000 net square feet
Annual Rate: \$2,400
Status: Active

2. Lessee: Center for New North Carolinians
Lessor: Burgess Management Group (Glen Haven Apartments)
Location: 424-F Greenbriar Road, Greensboro, NC
Lease Term: This is a 1-year lease for 12/1/17 through 11/31/18 with two (2) 1-year renewal options.
Space: 1,000 net square feet
Annual Rate: \$2,400
Status: Active

3. Lessee: UNCG Parking Operations and Campus Access Management
Lessor: Frazier Family Partners, LLC
Location: 1621 Spring Garden Street
Lease Term: This is a 1-year lease for 8/16/17 through 8/15/18 with two (2) 1-year renewal options.
Space: 50 Parking Spaces
Annual Rate: \$5,000
Status: Active

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. Two (2) such leases were executed during this reporting period.

1. Lessee: SERVE Center at UNCG
Lessor: Mechanics and Farmers Bank
Location: 2634 Durham Chapel Hill Boulevard, Suite 208
Durham, NC
Lease Term: This is a one (1) year lease 7/1/17 through 6/30/18
Space: 1,218 net square feet
Annual Rate: \$18,087.30
Status: Active under new lease beginning July 1, 2018

2. Lessee: School of Health and Human Sciences
Lessor: Associated Campus Ministries
Location: 500 Stirling Street, Greensboro, NC
Lease Term: This is a 10-month lease from 8/1/17 – 5/31/18 with two (2) additional 10-month renewal options.
Space: 1,366 net square feet
Annual Rate: \$16,393
Status: Mutually Terminated July 31, 2018

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. No leases in this category were executed during this reporting period.



Charles A. Maimone
Vice Chancellor for Business Affairs