



**Board of Trustees Meeting  
July 8, 2019  
Teleconference  
3:00 pm**

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**Action Item**

BOT-1.6      Acquisition of Property by Lease: Sublease of Lab and Office Space for UNCG's Center for Translational Biomedical Research at North Carolina Research Campus, Kannapolis

**Background Information**

UNCG's Center for Translational Biomedical Research (CTBR) is at a critical point in its operation. The current external funding and level of scholarship is higher than at any other time in the Center's history with both Co-Directors holding multiple grants. One of the Center's previous postdocs, now a Research Assistant Professor, has also been awarded funding as the lead PI. In addition, UNCG has a NIH training grant (T32) where the CTBR serves as a training site for students.

The CTBR is currently allocated, at no cost, approximately 5,646 square feet of lab and office space by the UNC System Office in a research building located at 500 Laureate Way, Kannapolis. The proposed sublease of space located in the adjacent building at 600 Laureate Way, Kannapolis would add an additional 1,858 square feet of space and increase the number of lab benches critical for research from five to eight. This additional area would alleviate CTBR's current shortage of space, enable it to provide a better training space for students, and make UNCG more competitive for future funding. Under this arrangement, the CTBR would relocate its entire footprint to the second floor of the research building located at 600 Laureate Way (the "Dole Food" space) and NC A&T would backfill and pay for UNCG's current space in the building at 500 Laureate Way.

**Requirement**

This request is to acquire by sublease approximately 7,504 rentable square feet of lab and office space from Dole Food Company, Inc. on the second floor of the research building located at the North Carolina Research Campus at 600 Laureate Way, Kannapolis. The lease will run from the commencement date (anticipated between August 1 and November 1, 2019) through October 31, 2028, or approximately nine years, with an annual rental rate of \$221,368.00 (\$29.50/SF). The lease includes utilities, janitorial costs, building maintenance and use of common areas. Of the annual rental amount, UNCG will be responsible for providing \$54,811.00 (~25%) of funding and

NC A&T will be responsible for paying \$166,557.00 to UNCG for the right to occupy CTBR's current space over the same term to cover the balance of funding.

At the conclusion of the lease term, Dole's master lease from the State of North Carolina will also expire and the buildings at 500 and 600 Laureate Way will be fully owned and controlled by the State and UNC System Office.

**Recommended Actions**

1. Authorize acquisition of lab and office space by sublease as described above and contingent upon a signed Memorandum of Agreement with NC A&T State University to annually pay its portion of the annual rental.
2. Request a one-time delegation of authority from the UNC System Office president for UNC Greensboro to enter into a sublease, as described above.



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Charles Maimone  
Vice Chancellor for Business Affairs