



**UNC
GREENSBORO**
Board of Trustees

**Board of Trustees
Business Affairs Committee
September 24, 2019
8:00 am
Chancellor's Board Room**

Information Item

BAC-10 Annual Report on Property Purchased and/or Leased July 1, 2018 through
June 30, 2019

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, 2018 through June 30, 2019 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, 2018 and June 30, 2019

During this reporting period, the properties associated with Phase II of Spartan Village were transferred from the Capital Facilities Foundation to the State of North Carolina on December 31, 2018 and include the following tax parcels:

Address	Parcel #
West Parcel - McCormick Residence Hall	0009159
1231 W. Gate City Blvd.	0009159
1227 W. Gate City Blvd.	0009159
1225 W. Gate City Blvd.	0009159
1201 W. Gate City Blvd.	0009159
801 Glenwood Ave.	0009159
812 Glenwood Ave.	0009159
814 Glenwood Ave.	0009159
816 Glenwood Ave.	0009159
818 Glenwood Ave.	0009159
820 Glenwood Ave.	0009159
803 McCormick St.	0009159
805 McCormick St.	0009159
807 McCormick St.	0009159
809 McCormick St.	0009159
833 McCormick St.	0009159
East Parcel - Lexington Residence Hall	005866
809 Glenwood Ave.	005866
813 Glenwood Ave.	005866
815 Glenwood Ave.	005866
817 Glenwood Ave.	005866
1029 Gate City & 1014 Union	
1029 W. Gate City Blvd.	0005853
1014 Union St.	0221777
842 W. Gate City	
822 W. Gate City Blvd.	0006180
826 W. Gate City Blvd.	0006179
834 W. Gate City Blvd.	0006178
842 W. Gate City Blvd.	0006177

Silver Ave. Parcel A	
801 Silver Ave.	0003518
803 Silver Ave.	0003519
805 Silver Ave.	0003520
807 Silver Ave.	0003521
809 Silver Ave.	0003522
815 Silver Ave.	0003523
817 Silver Ave.	0003524
819 Silver Ave.	0003525
815 Union St.	0003543
Silver Ave. Parcel B	
711 Silver Ave.	0006210
713 Silver Ave.	0006209
715 Silver Ave.	0006208
719 Silver Ave.	0006207
824 Silver	
824 Silver Ave.	0005963
816 Gregory	
816 Gregory St.	0005940
816 Highland	
816 Highland Ave.	0005915

Properties Leased Between July 1, 2018 and June 30, 2019

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. Four (4) such leases were executed during this reporting period.

1. Lessee: Office of Research and Engagement
Lessor: 111 West Lewis, LLC
Location: 111 West Lewis Street (HQ Greensboro)
Lease Term: This is a 1-year lease for 9/01/18 through 8/31/19 with two (2) 1-year renewal options.
Space: 165 net square feet of dedicated office space and 1,785 square feet of shared space
Annual Rate: \$2,100
Status: Active

2. Lessee: Center for New North Carolinians
Lessor: Yes Companies, LLC
Location: 4100 U.S. Highway 29 North, Lot 34, Greensboro, NC

- Lease Term: This is a 1-year lease for 10/1/18 through 09/30/19 with two (2) 1-year renewal options.
- Space: 1,054 net square feet community center
- Annual Rate: \$1.00
- Status: Active
3. Lessee: UNC Greensboro Bookstore
- Lessor: Downtown Greensboro, Inc. (sublessor)
- Location: 300 B. South Elm Street, Greensboro, NC
- Lease Term: This is a 38-day lease from 11/28/18 through 01/04/19
- Space: 1,817 net square feet retail space
- Annual Rate: \$1.00
- Status: Expired
4. Lessee: Center for Housing and Community Studies
- Lessor: CG Holdings, LLC
- Location: 2209E Apache Street, Greensboro, NC
- Lease Term: This is a 7-month lease for 06/01/19 through 12/31/19
- Space: 660 net square feet community center
- Rate: \$4,025 for 7-month term
- 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. Three (3) such leases were executed during this reporting period.

1. Lessee: SERVE Center at UNCG
- Lessor: Miller Property Management, LLC
- Location: 2634 Durham Chapel Hill Boulevard, Suite 208
Durham, NC
- Lease Term: This is a two (2) year lease 07/01/2018 through 6/30/2020
- Space: 1,624 net square feet office space
- Annual Rate: \$24,847.20
- Status: Active
2. Lessee: Housing and Residence Life
- Lessor: Capital Facilities Foundation, Inc.
- Location: 903 West Gate City Boulevard, Greensboro, NC
- Lease Term: This is a 3-year lease from 02/01/2019 – 01/31/2022
- Space: 1,784 square feet of office space and 7,682 square feet of warehouse space
- Annual Rate: \$24,990.24
- Status: Active

3. Lessee: CVPA - Greensboro Project Space
Lessor: Forge Ahead, LLC
Location: 219 West Lewis Street, Greensboro, NC
Lease Term: This is an 8-month lease from 05/01/2019 – 12/31/2019
Space: 2,818 net square feet of gallery and event space
Monthly Rate: \$2,083.25
Status: Active

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 Maimone
Vice Chancellor for Business Affairs