



**Finance and Administration Committee
September 28, 2021
12:00 pm, Online**

Information Item

FAC-6 Annual Report on Property Purchased and/or Leased July 1, 2020 through June 30, 2021

Background Information

The Board of Governors, at its meeting on November 13, 1981, adopted a resolution on delegation of leasing authority within the University and on May 22, 2019 adopted a revised Policy on Authority for Real Property Transactions - 600.1.3 and 600.1.3[R]. The policy 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 and expanded upon it on September 27, 2019, delegating authority for the chancellor to authorize and execute certain real property transactions consistent with UNC Policy 600.1.3[R]. The Board also directed that a report on properties purchased or leased in the previous fiscal year be presented by the Vice Chancellor for Finance and Administration 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 September 22, 2020, the Board of Trustees approved the 2020 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, 2020 through June 30, 2021 fiscal year, we provide this report and the following information:

Property Acquisition by Deed

All real property acquisitions other than leases 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, 2020 and June 30, 2021

There were no property acquisitions during this time.

Properties Leased Between July 1, 2020 and June 30, 2021

By delegation of the Board of Governors and this Board, the Chancellor may authorize the lease of space with an annual value less than \$50,000 and a term less than 10 years.

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

1. UNCG Tenant: Parking Operations & Campus Access Management (POCAM)
Lessor: Frazier Family Partners, LLC
Location: 1621 Spring Garden Street, Greensboro, NC
Lease Term: This is a one-year lease from 08/16/20 through 08/15/21, with two (2) 1-year renewal options
Space: 50 surface parking spaces
Annual Rate: \$5,000
Status: Active through 08/15/22
2. UNCG Tenant: Center for New North Carolinians (CNNC)
Lessor: Burgess Management Group
Location: 424 Greenbriar Rd., Apt. E (Glen Haven Apartments)
Lease Term: This is a 3-year lease from 12/01/20 through 11/30/23
Space: 1,000 square feet of community center space
Annual Rate: \$4,200
Status: Active through 11/30/23
3. UNCG Tenant: Center for New North Carolinians (CNNC)
Lessor: Burgess Management Group
Location: 424 Greenbriar Rd., Apt. F (Glen Haven Apartments)

Lease Term: This is a 3-year lease from 12/01/20 through 11/30/23
Space: 1,000 square feet of community center space
Annual Rate: \$4,200
Status: Active through 11/30/23

Effective November 6, 2019, Senate Bill 433/Session Law 2019-241 Section 12 adjusted the value requiring a public advertisement and bid for leased space from \$25,000 to \$40,000. Leases where the rent exceeds \$5,000 annually but does not exceed \$40,000 annually and the term does not exceed 3 years, including renewals, are referred to as Department of Administration Leases and are executed by the State Property Office in Raleigh. One such lease was executed during this reporting period.

1. UNCG Tenant: SERVE Center
Lessor: Miller Property Management, LLC
Location: 2634 Durham-Chapel Hill Blvd., Durham, NC (M&F Bank Corporate Center)
Lease Term: This is a 3-year lease from 04/01/21 through 03/31/24
Space: 2,305 square feet of office space
Annual Rate: \$39,415.50
Status: Active through 03/31/24

Leases where the rent exceeds \$40,000 annually or the lease term will exceed three years in length must be advertised and competitively bid through the State Property Office. No such leases were executed during this reporting period.

Leases on a Millennial Campus or Kannapolis Research Campus, as defined by N.C.G.S. 116-198 Article 21 B may be entered at the campus level with delegation from the Board of Governors and reported to the Department of Administration. No such leases were executed during this reporting period.



Robert J. Shea, Jr.
Vice Chancellor for Finance and Administration