



**Meeting of the Full Board
September 29, 2022
8:30 a.m.**

Information Item

BOT – 7 Annual Report on Property Acquired and/or Leased July 1, 2021, through June 30, 2022

Background Information

The UNC Board of Governors adopted a resolution on delegation of leasing authority on November 13, 1981; adopted a revised Policy on Authority for Real Property Transactions - 600.1.3 and 600.1.3[R] on May 22, 2019; and approved *Additional Delegated Authority* for UNC Greensboro to authorize the acquisition and disposition of real property through lease and non-lease transactions consistent with G.S. 116-31.12, UNC Policy 600.1.3 and 600.1.3 [R] on February 24, 2022. The UNC policy grants authorization to the 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 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.

The information reported below fulfils the above requirements to keep the Board updated on land acquisitions and lease arrangements during the July 1, 2021, through June 30, 2022, fiscal year:

Property Acquisition by Deed

All real property acquisitions other than leases and certain licenses 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. The UNCG Board of Trustees, on September 27, 2019, approved an action item to "Delegate authority to the University's chancellor to authorize acquisitions and dispositions of an interest in real property other than a lease and with value less than \$50,000," as allowable under Sections 600.1.3 and 600.1.3[R] of the UNC Policy Manual, effective July 1, 2019.

Properties Acquired Between July 1, 2021 and June 30, 2022

1. As recorded in Plat Book 207, Page 122 of the Guilford County register and dated July 13, 2021, the State of North Carolina acquired and allocated to UNC Greensboro approximately 0.298 acres from the City of Greensboro. The property was acquired by a public street closure of a portion of Walker Avenue north of the Nursing and Instructional Building, per a resolution adopted by the Greensboro City Council on July 31, 2020, and recorded in Deed Book 8318, Page 1634 of the Guilford County register. The portion of the street acquired was then combined with several other parcels by a deed of combination dated January 15, 2021, and recorded in Deed Book 8404, Page 1052 of the Guilford County register.

Properties Leased Between July 1, 2021, and June 30, 2022

By delegation of the Board of Governors and this Board, the Chancellor or the chancellor's designee may authorize acquisitions and dispositions of real property by lease using additional delegated authority with an annual value less than or equal to \$150,000 and a term of not more than 10 years, including renewal options. Such leases 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: Housing and Residence Life (HRL)
Lessor: Capital Facilities Foundation, Inc.
Location: 903 West Gate City Blvd., Greensboro, NC
Lease Term: February 1, 2022 – January 31, 2025
Space: Office and warehouse
Annual Rate: \$24,990.24
Status: Active

2. UNCG Tenant: LAUNCHUNCG, under Research and Engagement
 - Lessor: 111 West Lewis, LLC, d/b/a Transform GSO
 - Location: 111 West Lewis Street, Greensboro, NC
 - Lease Term: This is a one-year lease from 09/01/21 through 08/31/22 with two one-year renewal options
 - Space: Office and shared conference/event space
 - Annual Rate: \$2,100.00
 - Status: Renewed and active through 08/31/23

3. UNCG Tenant: The Center for New North Carolinians (CNNC), under Research and Engagement
 - Lessor: YES Home sales Exp, LLC d/b/a Oakwood Forest
 - Location: 4100 U.S. Highway 29 North, Lot 34, Greensboro, NC
 - Lease Term: This is a one-year lease from 10/01/21 through 09/30/22 with two one-year renewal options
 - Space: Community center space
 - Annual Rate: \$1.00
 - Status: Renewed and active through 09/30/23

Leases where the annual value exceeds \$150,000 require authorization from this Board. 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.