

Disposition of Property and Lease of Housing Space – Western Carolina University

Western Carolina University has requested approval to lease State land to Western Carolina University Research and Development Corporation for the purpose of constructing student housing. Western Carolina University also requests approval to enter into a long-term lease to acquire up to 832 beds of student housing from Western Carolina University Research and Development Corporation.

Western Carolina University will lease approximately 7.5 acres of land on campus to Western Carolina University Research and Development Corporation. Western Carolina University Research and Development Corporation will construct up to 832 beds of student housing which would then be leased back to Western Carolina University at a cost not to exceed \$420 per month per bed for a lease term of not to exceed 32 years. The cost will be consistent with the current rate structure for Western Carolina University's comparable residence halls. It is anticipated that the leased housing would be available in two phases, with the first phase available by Fall of 2009 and the second phase by Fall of 2010, and would allow for the replacement of two, 400-bed residence halls (Helder Hall and Leatherwood Hall, both built in 1966). Western Carolina University residence halls are currently at 90.4% percent occupancy for 2007-2008. Lease payments would be made from student housing receipts.

This project is part of WCU's master plan and was approved by WCU's Board of Trustees. It was also approved by the Board of Governors and the 2007 General Assembly as part of UNC's 2007 Non-General Fund capital package. The lease of state land and the lease of the 832 beds will be accomplished within the guidelines, procedures, and policies of the North Carolina Department of Administration, the North Carolina Department of Insurance, and the Council of State.

It is recommended that the following resolution be approved and the request of Western Carolina University be transmitted to the Council of State for final action.

RESOLUTION AUTHORIZING AGREEMENTS RELATED TO THE  
CONSTRUCTION OF PRIVATE HOUSING FACILITIES ON THE  
CAMPUS OF WESTERN CAROLINA UNIVERSITY