

Disposition of Property by Ground Lease – The University of North Carolina at Asheville

The Board of Trustees of the University of North Carolina at Asheville has requested approval to accept a gift-in-place involving a ground lease of state-owned land for the construction of a track and field complex.

Located on the west side of the UNCA Track Facility, the project will include three buildings totaling approximately 1,815 square feet: a timing tower, a grandstand with bathrooms and press area, and a concession stand. The buildings will have brick and stone veneer with pitched metal roofs, solar domestic hot water, and radiant floor heat. The bathrooms and concessions will be used for track and field, baseball, and soccer events. The bathrooms and bleachers will be compliant with the Americans with Disabilities Act.

Construction will be accomplished by leasing approximately 1.4 acres to a local firm, NC Four C's, LLC (Raymond Chapman and Avery Cashion, managers), for the time required to complete the project. The improvements will revert to UNCA as a gift-in-place at the termination of the ground lease. Construction plans for the project will be developed to State and UNCA standards and will be reviewed and approved by the Department of Insurance and, if required, the Department of Administration.

It is recommended that the request of the Board of Trustees be approved and transmitted to the Council of State for final action.