

APPENDIX G

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

Western Carolina University has requested approval to lease State land to the Greek Village, LLC, a subsidiary limited liability company of the 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 252 beds of student housing from Greek Village, LLC, when construction is complete.

Western Carolina University would lease approximately 10 acres of land on campus to Greek Village, LLC. Greek Village, LLC would construct up to 252 beds of student housing which would then be leased back to Western Carolina University at a cost not to exceed \$310 per month per bed for a lease term of not to exceed thirty 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 by fall 2004 and would allow for the accommodation of anticipated enrollment growth. Western Carolina University residence halls are currently at 100% percent occupancy for 2003-2004. This leasing arrangement will enable the university to meet the long- term projected housing demands associated with campus growth to 8,300 students by 2008. Lease payments would be made from student housing receipts.

The lease of state land and the lease of the 252 beds will be accomplished within the guidelines, procedures, and policies of the North Carolina Department of Administration and the Council of State. Construction documents will be reviewed by the Office of State Construction and the Department of Insurance.

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