

Ground Lease at Centennial Campus – North Carolina State University

The Board of Trustees of NCSU requests permission to execute a ground lease for the development of approximately seven acres on the Centennial Campus to support the activities of The American Home at N.C. State initiative, a partnership of public and private institutions seeking to be the premier research, education, and extension facility for housing in the United States.

The American Home at N.C. State initiative requires that a simulated neighborhood of approximately five research and demonstration houses be constructed on a site located at the southwest corner of the intersection of Bilyea Street and Barbour Drive on the Centennial Campus, an area known as the Spring Hill Precinct. No one will live in the houses.

The project will be funded with a combination of cash and in-kind gifts. To facilitate these donations, NCSU would like to ground lease the site to American Home, LLC, which is wholly controlled by NCSU, to construct the houses and make site improvements.

The LLC would construct the demonstration houses with the help of its partners. Upon completion, each house would be donated to NCSU for use by The American Home at N.C. State initiative.

The ground lease to the LLC will be developed by the State Property Office, approved by the Council of State, and executed by the Governor; and it will have a term of five years with no renewals and a \$1 cost for the term. Upon the expiration of this lease, the land and any improvements upon the land will revert to the State. NCSU is working with state reviewing agencies to ensure that these working laboratory facilities meet local, state, and federal code requirements.

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