

APPENDIX F

Acquisition of Space by Lease – Elizabeth City State University

The Board of Trustees of Elizabeth City State University has requested approval to lease up to 120 beds of student housing space, on an as-needed basis, for the 2008-09 academic year with options to renew for the 2009-10 and 2010-11 academic years.

This lease would provide for student housing needs that continue to exceed current residential housing capacity on campus. Consistent enrollment growth and a greater number of students requesting to live on campus have resulted in the need for additional beds. Enrollment has increased from 2,437 students in the Fall of 2004 to 3,067 students in the Fall of 2007, or 26%. Students living in ECSU residence halls increased from 1,196 in the Fall of 2004 to 1,815 students in the Fall of 2007, or 52%. The percentage of total students housed has risen from 48 to 59%. Occupancy in excess of availability for the 2007-08 academic year required the leasing of 48 beds. Projections for occupancy in excess of availability for the 2008-09 academic year predict a need of approximately 114 beds.

Adequate resources are available. A recent audit of ECSU's housing operations by the Office of the State Auditor showed average increases in cash of approximately \$350,000 annually over the past three years with a current cash balance of \$1,150,000. Budgets continue to show a positive trend for revenue over expenses.

The cost to ECSU for leasing up to 120 beds, on an as-needed basis, from Roanoke Bible College is \$1,677.50 per bed. The negotiated rate is equal to the rate charged for basic on-campus housing. The rental charge for students will be \$1,677.50 per bed. ECSU administrators project a small increase in related costs since the campus shuttle will have to extend each trip by 1.5 miles.

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