

## APPENDIX A

### Redevelopment Authority for Greek Court – North Carolina State University

The Board of Trustees of North Carolina State University is requesting authority to redevelop NCSU's Greek Court area.

NCSU has provided on-campus houses for fraternities and sororities since 1964. Fifteen chapter houses are located in the area known as Greek Court. These houses are owned by NCSU and leased to the chapters. In May of 2006, Chancellor Oblinger appointed a task force comprised of students, alumni, and University personnel to plan for the redevelopment of Greek Court. The Board of Trustees approved the task force's recommendations at their April 2007 meeting.

NCSU would allow fraternities and sororities to design, construct, own, and operate chapter houses on land leased from the university. The new Greek Village would include 20 individual building lots for houses, a row of Greek townhouses for smaller organizations, a community center, two large pavilions, and an amphitheater. Based on a successful program at the University of South Carolina, Greek organizations at NCSU, through alumni/ae house corporations, would be offered building sites in the redeveloped Greek Village. Development will involve the phased demolition of all current houses, realignment of the roadway that goes through Greek Court, development of campus recreation fields, and other improvements. Houses untouched by early phases will continue to be leased to chapters during the course of construction. Construction will begin as early as January 2008 and continue over the course of the next 10 to 15 years. The construction will be consistent with campus and state statutory requirements for life and safety.

Construction, operating, and maintenance costs will be the responsibility of the Greek organizations. Planning and infrastructure costs will be shared between NCSU and the organizations. The construction will be consistent with campus policy and state statutory requirements for life safety and security.

NCSU requests approval to lease individual development parcels to non-profit corporations to provide Greek housing consistent with the Greek Village Master Plan. Each ground lease will have an initial term of 40 years with one option to renew for an additional 40 years. The annual cost of the lease will be \$1.00. Initial and ongoing infrastructure, common area, and operations costs will be shared for the duration of the lease. Upon the expiration of a lease, the land would revert to the State. Any improvements upon the land would, at the State's option, either revert to the State or be removed by the lessee at their expense.

It is recommended that the requests of the Board of Trustees of North Carolina State University for the redevelopment of Greek Court be approved, and at the appropriate time, leases to non-profit corporations to provide Greek housing be transmitted to the Council of State for final action.