

Property Actions Approved Under Delegated Authority

In 2006, the Board authorized the President to execute leases valued up to \$350,000 and other property interests up to \$500,000. The following property transactions were approved under this delegation.

Appalachian State University – Disposition of Real Property by Demolition

Reason: Slated under the Campus Master Plan for demolition to make way for the construction of the Center for Student Leadership and Excellence Development project, ASU has requested permission to demolish Coffey Hall and Home Management House. Occupants have been relocated to other space on campus. Demolition will be accomplished as part of the new project.

Owner: State of North Carolina

Location: Located along Locust Street on the ASU campus, Boone, Watauga County

Description: Coffey Hall is a four-story building with 25,653 square feet that was constructed in 1953. The Home Management House is a two-story building with 4,437 square feet constructed in 1965. These buildings have no known historical significance.

Cost: \$178,000

Approvals: The ASU Board of Trustees recommended this action on September 19, 2008.

East Carolina University – Exchange of Real Property

Grantor: State of North Carolina for East Carolina University and City of Greenville, NC

Grantee: City of Greenville, NC and State of North Carolina for East Carolina University

Justification: This exchange of properties will facilitate the City's Intermodal Transportation Center that will benefit ECU and facilitate ECU's future campus expansion.

Description: ECU will dispose of its 115 East Ninth Street property (0.19 acre vacant lot) and its 205 East Ninth Street property (0.10 acre vacant lot) and acquire property located at 1001 East Fourth Street (0.30 acres with 4,328 square foot building).

Consideration: The properties are of approximately equal value once ECU receives a single payment of \$956 from the City of Greenville.

Proceeds: \$956

Approvals: The ECU Board of Trustees recommended this action on April 16, 2010.

East Carolina University – Disposition of Real Property by Lease

Lessor: State of North Carolina for East Carolina University

Lessee: ATC Outdoors DAS, LLC (Gerard Ainsztein, Senior Vice President)

Justification: In response to national events, ECU has adopted emergency notification via text messaging to cell phones. ECU, using a competitive process, selected a single vendor capable of configuring, installing and maintaining a Distributed Antenna System (DAS) that will eliminate dead zones or poor signal strength in campus buildings. The vendor will secure agreements for up to six cellular providers and the revenue stream from these subleases will be used by the vendor to purchase, install, and maintain needed equipment and pay for the use of ECU's fiber optic cable and electrical power system.

Description: The vendor will provide all necessary rooftop equipment and cell booster nodes within buildings to establish a strong cell signal campus-wide.

Term: Five-year initial term with one automatic five-year renewal if not in default at the time of renewal

Consideration: \$50,000 to offset infrastructure improvements to be made by ECU and 20% of the monthly revenue for the first cellular provider and 50% of the monthly revenue for each subsequent cellular provider added to the system. If six cellular providers join the system, revenues to ECU are expected to average \$223,115 annually.

Proceeds: G.S. 146-30 governs the application of net proceeds resulting from the disposition of state-owned property by lease.

Approvals: The ECU Board of Trustees recommended this action on April 16, 2010.