

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 2011 General Assembly further authorized the President to approve the acquisition of real property by lease without the approval of the Department of Administration, the Governor and Council of State if the lease was for a term of no more than 10 years. The following property transactions were approved under this delegation.

East Carolina University – Acquisition of Real Property by Deed

Use: Expansion of services offered by ECU Physicians -- When Suite #8 is acquired, ECU Physicians would own the entire ten-suite complex.

Owner: Dr. George Davis

Location: Suite #8, 1800 West Fifth Street, Greenville, N.C., Pitt County

Description: Approximately 2,123 square feet of medical practice office and exam room space that was built in 1961 and in good condition following an interior renovation completed in 1981

Cost: The State Property Office negotiated a purchase price of \$231,300.

Source: Medical Faculty Practice Plan receipts

Approvals: The ECU Board of Trustees recommended this action on February 24, 2012.

East Carolina University – Acquisition of Real Property by Deed

Use: Future campus expansion per the ECU master plan – The property is contiguous on the east and west to ECU property.

Owner: Ms. Shirley Smith

Location: 205 East Tenth Street, Greenville, N.C., Pitt County

Description: Approximately 0.21 acres with a 2,400 square foot building formally operated as Stadium [Dry] Cleaners -- In poor condition, the building will be demolished. The owner has met all state and campus requirements with respect to environmental issues associated with the former business on the site.

Cost: The State Property Office negotiated a purchase price of \$180,000.

Source: Auxiliary overhead receipts

Approvals: The ECU Board of Trustees recommended this action on February 24, 2012.

North Carolina A&T State University – Disposition of Real Property by Demolition

Owner: State of North Carolina

Justification: Price Hall Annex (built in 1959 with 12,902 square feet) has significant structural damage and is unsafe for occupancy. The building does not meet current or recent building codes, ADA accessibility requirements, and needs a new roof. The estimated cost for a comprehensive restoration exceeds the building's estimated value.

Location: Kennedy Drive, Greensboro, N.C., Guilford County
 Description: 12,902 square-foot one-story brick building built in 1959
 Value: N/A
 Approvals: The NCA&TSU Board of Trustees recommended this action on September 16, 2011.

North Carolina A&T State University – Disposition of Real Property by Demolition

Owner: State of North Carolina
 Justification: This residential facility needs to be demolished to make way for NCA&T's new Student Health Center.
 Location: 1700 Bluford Street, Greensboro, N.C., Guilford County
 Description: 1,900 square-foot framed structure with eight units built in 1987
 Value: N/A
 Approvals: The NCA&T Board of Trustees recommended this action on November 20, 2009.

North Carolina State University – Acquisition of Real Property by Lease

Use: Lease of office space for the College of Agriculture and Life Sciences' Dairy Records Management Systems group in the Animal Science department to support its data center and 36 support staff
 Owner: Stephens Enterprises, LLC (Algie I. Stephens, Manager)
 Location: 313 Chapanoke Road, Suite 100, Raleigh, Wake County
 Description: Approximately 8,639 square feet of office space
 Cost: \$120,686 (\$13.97 per square foot) annually with up to 3% annual increases; includes utilities, custodial services, and parking
 Term: Three-year initial term with two, one-year renewal options
 Source: Institutional Auxiliary Enterprises Trust Funds
 Approvals: The NCSU Board of Trustees recommended this action on November 18, 2011.

North Carolina State University – Acquisition of Real Property by Lease

Use: Lease of research space at the NOAA National Climate Data Center for NCSU's North Carolina Institute of Climate Studies
 Owner: General Services Administration, United States of America
 Location: 151 Patton Avenue, Asheville, Buncombe County
 Description: Approximately 5,531 square feet of research space
 Cost: \$154,868 (\$28 per square foot) annually
 Term: Five-years
 Source: Indirect costs support within numerous federal research grants
 Approvals: The NCSU Board of Trustees recommended this action on November 18, 2011.

The University of North Carolina at Greensboro – Acquisition of Real Property by Deed

Use: Future campus expansion consistent with UNCG's master plan and supporting the new Mixed-Use Village south of Lee Street
 Owner: UNCG Capital Facilities Foundation, Inc.
 Location: 1116 West Lee Street, Greensboro, N.C., Guilford County
 Description: Approximately 0.60 acre improved with a building containing approximately 12,916 square feet constructed in 1925 -- The building will be demolished.
 Cost: \$300,000 which is consistent with the amount that the State Property Office offered the former owner of the property
 Source: Campus Auxiliary Trust Funds
 Approvals: The UNCG Board of Trustees recommended this action on September 6, 2007.

The University of North Carolina School of the Arts – Acquisition of Real Property by Deed

Use: Future campus expansion consistent with UNCOSA's master plan
 Owner: Thomas L. Osteen and Haywood L. Brown
 Location: 1800 Chapel Street, Winston-Salem, N.C., Forsyth County
 Description: Approximately 0.41 acre improved with a house containing approximately 1,136 square feet and a guest house/storage building containing 459 square feet -- Both buildings were constructed in 1910 and both buildings will be demolished.
 Cost: \$105,000 as negotiated by the State Property Office
 Source: Housing receipts
 Approvals: The UNCOSA Board of Trustees recommended this action on April 29, 2011.