

11. Acquisition of Property – UNC CharlotteJonathan Womer

Situation: The acquisition of real property by deed was approved by the UNC Charlotte Board of Trustees and requires Board of Governors and Council of State approval because it is over \$500,000.

Background: There are three properties to be purchased from the UNC Charlotte Foundation adjacent to the UNC Charlotte Advancement Division building with a total estimated value of \$2.1M. In particular:

- 1) 4000 SF office building -- Average of two appraisals: \$675,000.00
- 2) 2,000 SF office building -- Acquired at \$325,000.00
- 3) 4.76 acres ±, of vacant land -- Acquired at: \$1.1M

In the interest of time, the UNC Charlotte Foundation purchased the property about seven months ago and the University seeks authorization to acquire the properties from the UNC Charlotte Foundation.

Assessment: This acquisition is a strategic opportunity for UNC Charlotte to accommodate rapid growth. These acquisitions will meet immediate office-space needs for the University Advancement Division, which recently reorganized and expanded to include additional departmental units within the Division. In addition, the acquisition of the property will allow UNC Charlotte to free-up space within the core of campus. It will also secure vacant land for future development next to the current University Advancement Division building.

Action: This item requires a vote.

Acquisition of Property – The University of North Carolina at Charlotte

The Board of Trustees of The University of North Carolina at Charlotte requests approval to purchase three properties from the UNC Charlotte Foundation.

UNC Charlotte is one of the fastest growing campuses in the university system. Annual average enrollment growth is 2.7% and net enrollment growth for 2008-13 is 14%. This growth has put a strain on campus space infrastructure. UNC Charlotte currently has extensive, campus-wide renovation plans underway to reconfigure spaces for more efficient use. However, in spite of renovations, it is still short of administrative office spaces. An overall evaluation through the Master Plan has determined some departmental units can be relocated away from the center of campus to free-up space for essential core functions.

A 2,000 SF office building acquisition would allow consolidation of Advancement-related departments away from the center of campus. The subject property is located across the street from campus and is adjacent to the University's Development building. The Development Division has grown but has been unable to centralize its personnel. Acquisition of the subject office space will allow the division to consolidate into one central location.

A 4,000 SF office acquisition is necessary to provide space for the University's Broadcast Services Unit, which currently occupies space within the Campus Library. By relocating the Broadcast unit, UNC Charlotte will be able to reduce its footprint and provide the vacated space to other units.

The land immediately around the campus has historically been developed for apartments and student housing. These developments are numerous and, in some cases,

unsightly. The proposed vacant land acquisition will provide an opportunity to control unwanted development and provide for future needed office spaces.

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