

Disposition of Property by Demolition — University of North Carolina at Chapel Hill

ISSUE OVERVIEW

The University of the North Carolina System institutions are required to request authority from the University of North Carolina Board of Governors to proceed with certain acquisitions and dispositions of real property.

The University of North Carolina at Chapel Hill Board of Trustees requests authorization to demolish the following buildings located in Chapel Hill, North Carolina:

Property	Gross Square Feet (GSF)	Date Constructed	Estimated Value
Jackson Hall, 108 Country Club Drive	13,896 GSF	1942	\$4,049,192
Odum Village, 203 Branson Street	6,235 GSF	1963	\$1,898,340
Odum Village, 207 Branson Street	6,235 GSF	1963	\$1,898,340
Odum Village, 211 Branson Street	6,407 GSF	1970	\$2,728,000

The demolition of Jackson Hall is required to accommodate construction of a new 600-bed student residence hall on campus. The Office of Undergraduate Admissions, which is currently located in Jackson Hall, will be relocated due to the building's small size, inadequate layout, and extensive deferred maintenance. The estimated completion date for the new residence hall is fall 2028.

Odum Village is a former student housing complex that includes 42 buildings, constructed during the 1960s. UNC-Chapel Hill vacated the complex in 2016 and began demolition. Due to funding restrictions, the demolition is being completed in phases. Three phases have been completed, and three phases are ready to bid. Authorization to demolish the three remaining buildings is required to complete the final phase of work. Demolition is required to remove the liability associated with the vacant structures and to enable future development.

The UNC-Chapel Hill Board of Trustees approved the dispositions by demolition on May 23, 2025.

RECOMMENDATION

It is recommended that the Board of Governors approve the request for disposition by demolition. This item also requires approval from the Council of State.

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY**

Institution or Agency: UNC-CH

Date: June 3, 2025

The Department of Administration is requested, as provided by GS §146-28 et seq., to dispose of the real property herein described by *purchase, lease, rental, or other (specify)*. **Severance from the land by Demolition**

This disposition is recommended for the following reasons:

The University is pursuing options to relocate University Admissions out of Jackson Hall due to the building's small size, inadequate layout and significant deferred maintenance. Additionally, the University would like to use the Jackson Hall footprint as part of a site to expand the capacity of Carolina Housing by adding a 600 student dorm.

Description of Property: *(Attach additional pages if needed.)*

Jackson Hall, 108 Country Club Road, State Asset Building ID # 10926

Estimated value: **Insured value = \$4,049,192**

Where deed is filed, if known: **Orange County Register of Deeds**

If deed is in the name of agency other than applicant, state the name:

N/A

Rental income, if applicable, and suggested terms:

N/A

Funds from the disposal of this property are recommended for the following use:

N/A

(Complete if Agency has a Governing Board.)

Action recommending the above request **was approved by the Board of Trustees of the University of North Carolina at Chapel Hill at its May 23, 2025 meeting.**

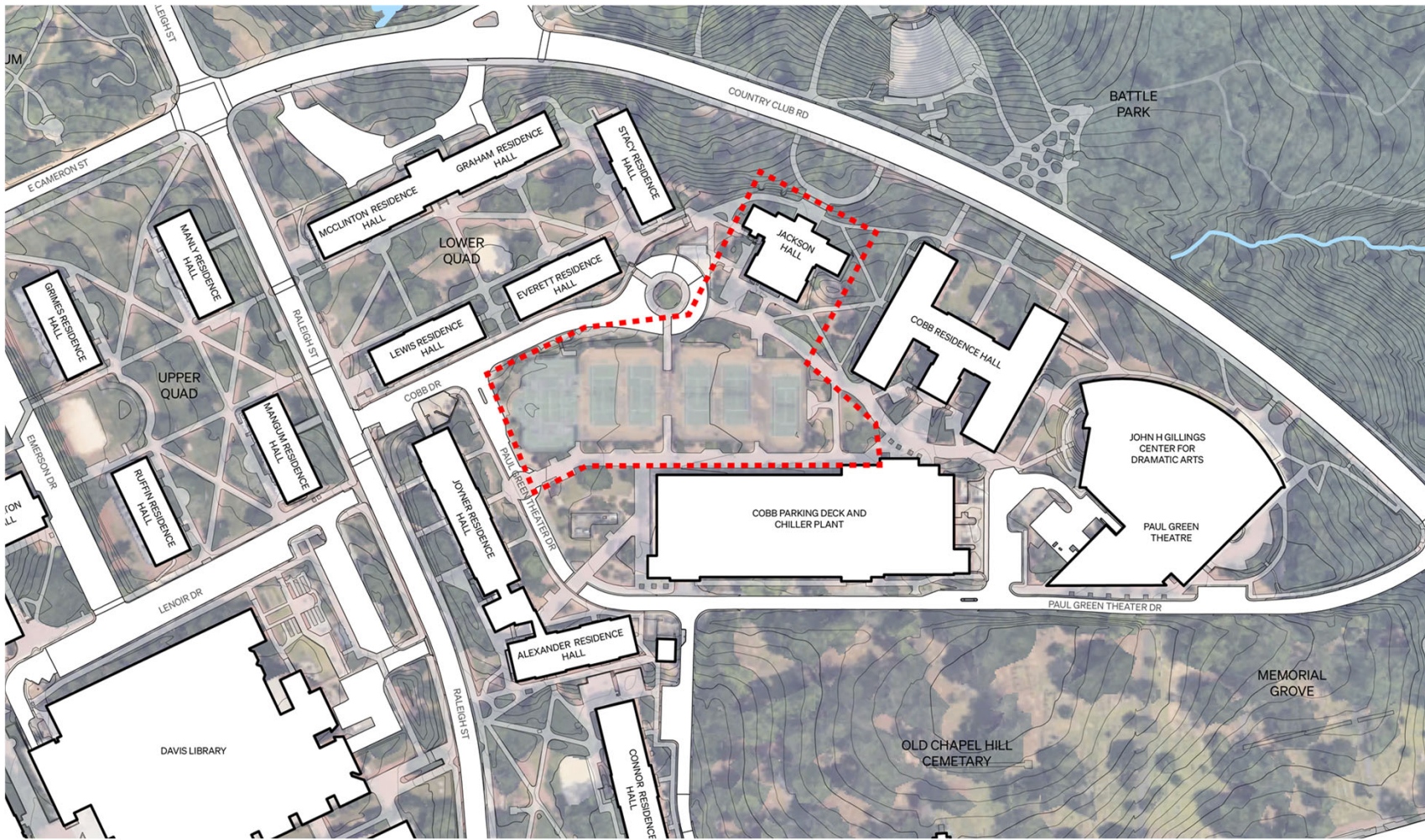
Signature:

Title:


Chancellor, UNC-Chapel Hill

PROJECT LOCATION





**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION
DISPOSITION OF REAL PROPERTY**

Institution or Agency: UNC-CH

Date: June 2, 2025

The Department of Administration is requested, as provided by GS §146-28 et seq., to dispose of the real property herein described by *purchase, lease, rental, or other (specify)*. **Severance from the land by Demolition**

This disposition is recommended for the following reasons:

In 2016 the University embarked upon a project to raze the 42 Odum Village buildings. The University has received authority for 39 of these buildings. This request will complete the authority for all Odum Village buildings. Each of these buildings has been deemed to be beyond its usable lifespan and would require significant hazardous material abatement to be placed into service.

Description of Property: *(Attach additional pages if needed.)*

Building	State Asset Building ID	Value
203 Branson, Odum Village	11858	\$1,898,340
207 Branson, Odum Village	11857	\$1,898,340
211 Branson, Odum Village	11585	\$2,728,000

Estimated value: **\$6,524,680**

Where deed is filed, if known: Orange County Register of Deeds

If deed is in the name of agency other than applicant, state the name:

N/A

Rental income, if applicable, and suggested terms:

N/A

Funds from the disposal of this property are recommended for the following use:

N/A

(Complete if Agency has a Governing Board.)

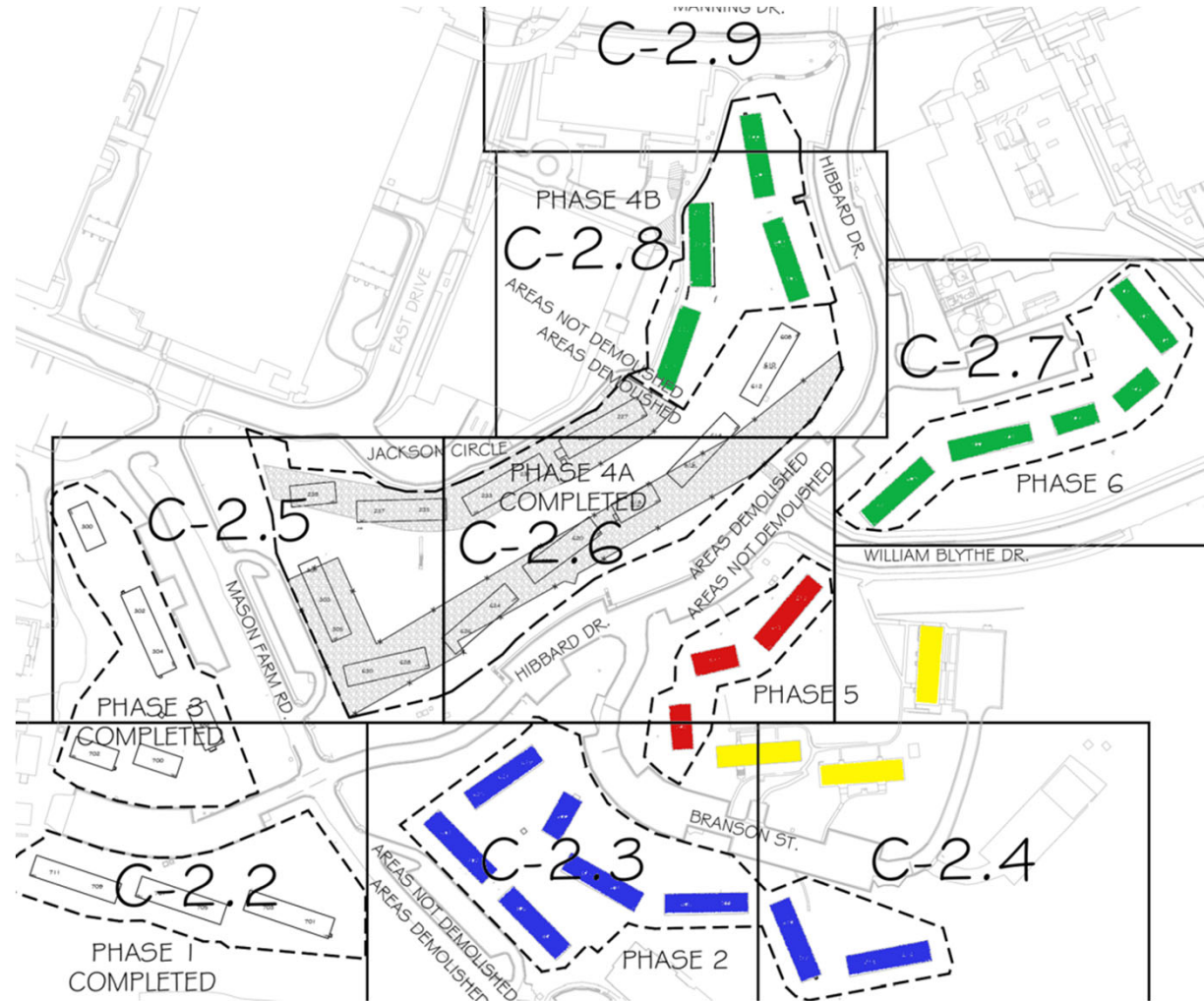
Action recommending the above request was approved by the Board of Trustees of the University of North Carolina at Chapel Hill at its May 23, 2025 meeting.

Signature:
Title:


Chancellor, UNC-Chapel Hill

Odum Village Demolitions

- Phases 1, 3 and 4A have been completed
- Phases 2, 4B and 6 are in the bidding process (red, blue, and green)
- Current request covers the authority to demolish Phase 5 (yellow)



Building	State Asset #	UNC Bldg Code	SF
203 Branson Street	301	702G	6132
207 Branson Street	300	702J	6132
211 Branson Street	158	436	6448