

## AGENDA ITEM

A-4. Acquisition of Property by Lease – UNCG ..... Will Johnson

**Situation:** The Trustees of The University of North Carolina at Greensboro requests authorization to enter into a long-term lease of three properties at 812 Lilly Avenue, 326 S. Tate Street, and 328 S. Tate Street with the Capital Facilities Foundation, Inc.

**Background:** The Capital Facilities Foundation, Inc. (CFF) a North Carolina nonprofit corporation wholly controlled by UNCG, has acquired properties on 812 Lilly Avenue and 326 S. Tate Street and 328 S. Tate Street (Theater Department Facilities) for the purpose to renovate and accommodate the programmatic needs of the UNC Greensboro Theater Department. The facilities will be developed in support of space needs related to moving university staff in the existing UNCG McIver building to allow for its demolition and the construction of a new Nursing and Instructional Building as part of the Connect NC 2015 bond program.

**Assessment:** Under the lease, UNCG will operate and manage the properties as part of the University's academic programming space. The Capital Facilities Foundation Inc. will secure financing for acquisition and renovation using UNCG's commitment to lease the project.

**Action:** This item requires a vote by the Committee, with the full Board vote through the Consent Agenda.

## Acquisition of Property by Lease – UNCG

### ISSUE OVERVIEW

UNC institutions are required to request authority from the Board of Governors to proceed with certain acquisitions and dispositions of real property.

### THE UNIVERSITY OF NORTH CAROLINA AT GREENSBORO

#### Acquisition of Property by Lease

LESSOR:	Capital Facilities Foundation, Inc. (CFF)
LESSEE:	State of NC, The University of North Carolina at Greensboro
LOCATION:	812 Lilly Ave., 326 S. Tate St., and 328 S. Tate St., Greensboro, Guilford County, North Carolina
SIZE/USE:	812 Lilly Ave.: 8,366 GSF 326 S. Tate St.: 6,353 GSF 328 S. Tate St.: 3,060 GSF
TERM:	30 Years
LEASED PROPERTY VALUE:	\$4,400,000