

Amendment to Millennial Campus Ground Lease – Western Carolina University

ISSUE OVERVIEW

The Board of Governors previously approved the Millennial Campus designation at Western Carolina University and has previously approved adding additional properties to the original campus designation. The Western Carolina University Board of Trustees is requesting approval to amend the ground lease with the Endowment Fund of Western Carolina to add three previously Millennial Campus-designated properties.

WCU is requesting an amendment to the ground lease for the Endowment Fund for Western Carolina to include three additional Millennial-designated properties previously approved by the Board. The three properties include the Cullowhee Mountain site, the Old Cullowhee Dam site, and the Parking Lot 73 site. The amendment to the ground lease will add approximately 375 acres to the ground lease. The three additional properties and descriptions of the proposed uses are as follows:

CULLOWHEE MOUNTAIN PROPERTY

This completely undeveloped area atop Cullowhee Mountain will be the site of a communications tower to host the WCU radio station transmission antenna. Partnerships can be entered for space on the tower to offset the cost of the tower and, at the same time, to “light up” an area that is currently unserved by emergency services frequencies, cell phone service, access to high speed internet and access to broadcast TV. The property is approximately 367.65 acres.

OLD CULLOWHEE DAM PROPERTY

Properties owned by WCU in the “Old Cullowhee” area adjacent to the rear entrance to campus offer opportunities for Public-Private Partnership (P3) development of mixed-use (housing and retail) projects that would help revitalize this doorway to campus and provide badly needed services and housing. This is also the area where WCU’s dam is located. Partnerships to improve or remove the dam to allow county/private development of a Riverpark downstream are in progress. The site is approximately 6.05 acres.

PARKING LOT 73 PROPERTY

The site is located south of Parking Lot 73 and has been identified as the location for a new communications tower. WCU has been working with a communications provider and has verified that the location will improve communication signal strength for the university and surrounding area. The property is approximately 1.36 acres.

RECOMMENDATION

It is recommended that the Board of Governors approve this request.



WCU Millennial Campus Ground Lease Request



Overview of Request



BACKGROUND INFORMATION:

North Carolina statute permits the Board of Governors of the University of North Carolina to designate real property and facilities as a Millennial Campus at constituent institutions, to enhance the institution's research, teaching, and service missions as well as enhance the economic development of the Western North Carolina Region.

In 2006, the UNC Board of Governors authorized Millennial Designation and created a Millennial Campus at WCU.

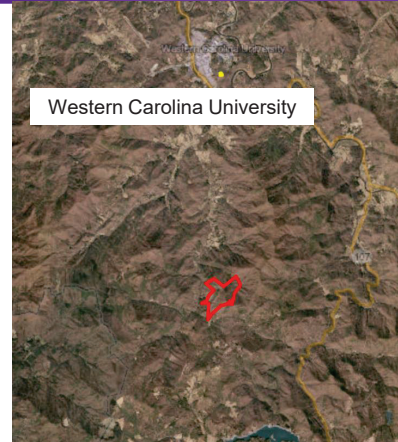
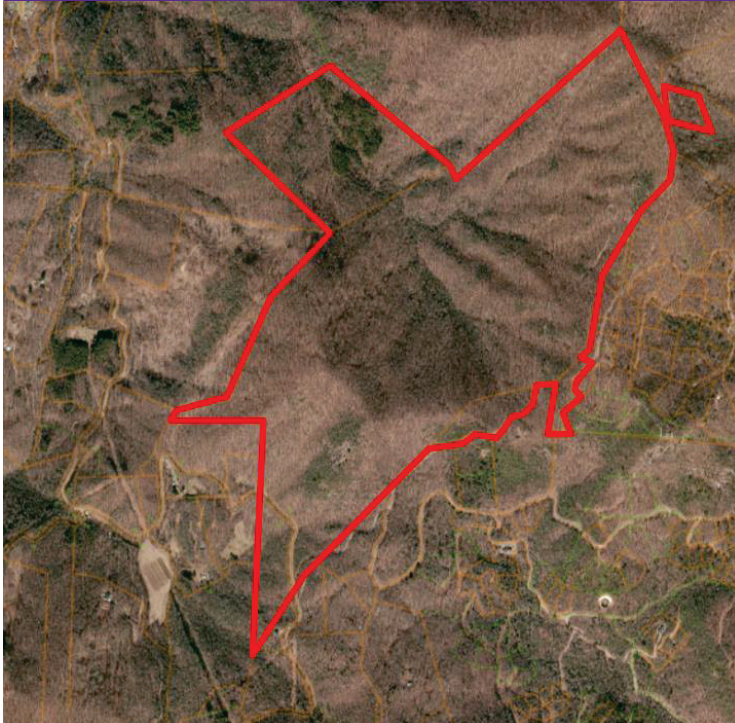
REQUEST:

Add these 3 Millennial-designated properties (May 2018) to the existing Ground Lease to Board of Trustees for the Endowment Fund for Western Carolina University, for the purpose of facilitating development partnerships.

Visual of Request (Less Cullowhee Mountain Site)



Proposed Millennial Property (Cullowhee Mountain)



Site Key

Millennial Initiative:
Communications Tower

Proposed Millennial Property – March 2019 (South of Parking Lot 73)



Millennial Initiative:
Communications Tower

Proposed Millennial Property (Old Cullowhee)



Potential Millennial Initiative:

- **Dam Removal / Riverpark development**
- **Mixed Use Housing P3 Development**

