

Disposition of Property by Lease – North Carolina State University

ISSUE OVERVIEW

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

The NC State University Board of Trustees requests authorization to lease 0.3124 acres of property to the U.S. National Oceanographic and Atmospheric Administration National Weather Service (NOAA/NWS) for the operation of the weather tower at the Central Crops research station in Clayton, North Carolina. The property has been leased to NOAA/NWS since 1992 but the current lease expired September 30, 2022. The property will be leased at an annual rate of \$3,494.13 for a 15-year term. The weather tower and associated equipment is part of the Next Generation Weather Radar (NEXRAD) system which is a system of S-band Doppler weather radars jointly operated by the National Weather Service, the Federal Aviation Administration, and the U.S. Air Force. The weather tower is one of three NEXRAD towers in the state of North Carolina and the continued operation of the weather tower is necessary to support the nationwide NEXRAD system.

The NC State Board of Trustees approved the disposition by lease on September 9, 2022.

RECOMMENDATION

It is recommended that the Board of Governors approve this request. This item requires approval by the Council of State.

DISPOSITION OF REAL PROPERTY

DISPOSITION OF REAL PROPERTY BY LEASE

LESSOR: State of North Carolina, North Carolina State University (NCSU)

LESSEE: United State of America (USA), National Oceanic Atmospheric Administration (NOAA), National Weather Service (NWS)

LOCATION: Central Crops Research Station, Clayton, NC, Johnston County

TERM: Fifteen (15) years, effective October 1, 2022 and terminating no later than September 30, 2037

AREA: Approximately 0.3214 acres of land

ANNUAL

RENTAL: Flat annual rent of \$3,494.13 per year

(Calculated based upon initial year land value of \$2,870 escalated at 2.75% annually over a 15-year period yielding a total rent stream of \$52,411.95 divided equally over the 15-year period yielding \$3,494.13 per year).

Comments:

Form PO-2
Rev. 10/01
Original and one copy to State Property Office

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

Institution or Agency: North Carolina State University

Date: September 8, 2022

The Department of Administration is requested, as provided by GS 146-28 to dispose of the real property herein described by lease:

This disposition is recommended for the following reasons:

NC State University is requesting approval for a new lease with The United States of America (USA), National Oceanic and Atmospheric Administration (NOAA), National Weather Service (NWS). The NWS currently leases a 0.3214 acre parcel of land at the Central Crops Research Station in Clayton, NC for operation of its NEXRAD weather tower and associated equipment. The current lease will expire on September 30, 2022.

Description of Property: 0.3214 acres of land located at 13223 US Business Hwy 70 West, Clayton, NC

Estimated value: \$3,494.13 per lease year

Where deed is filed, if known: Johnston County, NC 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:

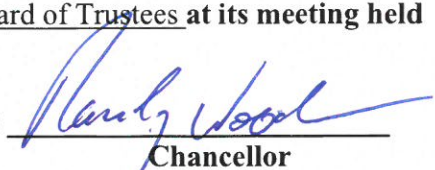
Flat annual rent of \$3,494.13 per year (Calculated based upon initial year land value of \$2,870 escalated at 2.75% annually over a 15-year period yielding a total rent stream of \$52,411.95 divided equally over the 15-year period yielding \$3,494.13 per year).

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

Funds will be retained by the Research Station Fund established by North Carolina General Statutes § 106-6.3.

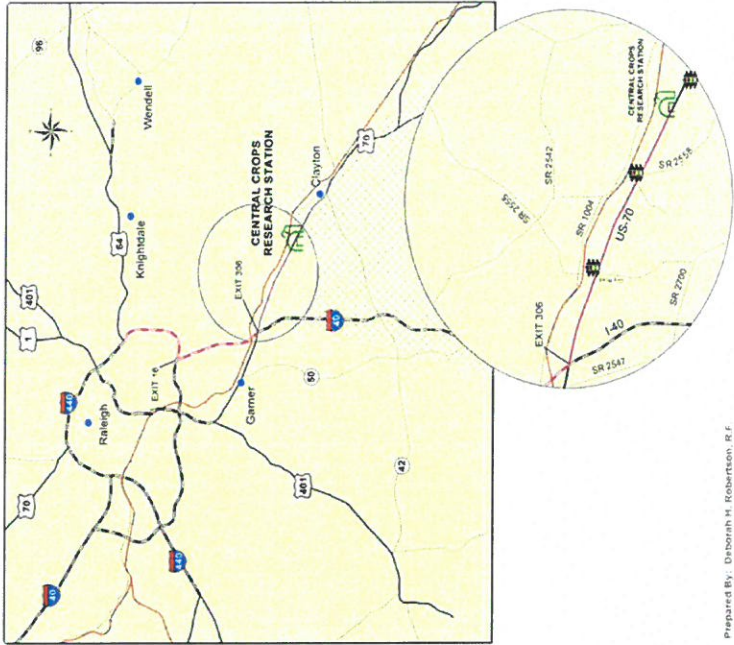
Action recommending this transaction was taken by the Board of Trustees at its meeting held on September 9, 2022.

Signature


Chancellor

NC STATE UNIVERSITY

Disposition by Lease – Central Crops
Research Station (CCRS)



Prepared By: Deborah H. Robertson, R.F.

TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL PROPERTY

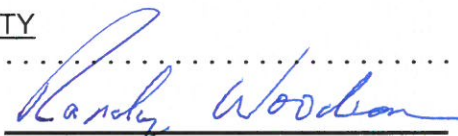
Form
Number: PO-2

Preparation
Date: September 9, 2022

Request: Approval for disposition by lease of real property between North Carolina State University (NCSU) and The United States of America (USA), National Oceanic Atmospheric Administration (NOAA), National Weather Service (NWS) for 0.3214 acre parcel at Central Crops Research Station (CCRS), Clayton, NC.

Institution: NORTH CAROLINA STATE UNIVERSITY

RECOMMENDED BY CHANCELLOR, NCSU


(Chancellor's Signature)

RECOMMENDED BY COMMITTEE ON
BUILDINGS AND PROPERTY

DocuSigned by:

E7E545F05B72429
(Chairman's Signature)

RECOMMENDED BY BOARD OF TRUSTEES,
NCSU

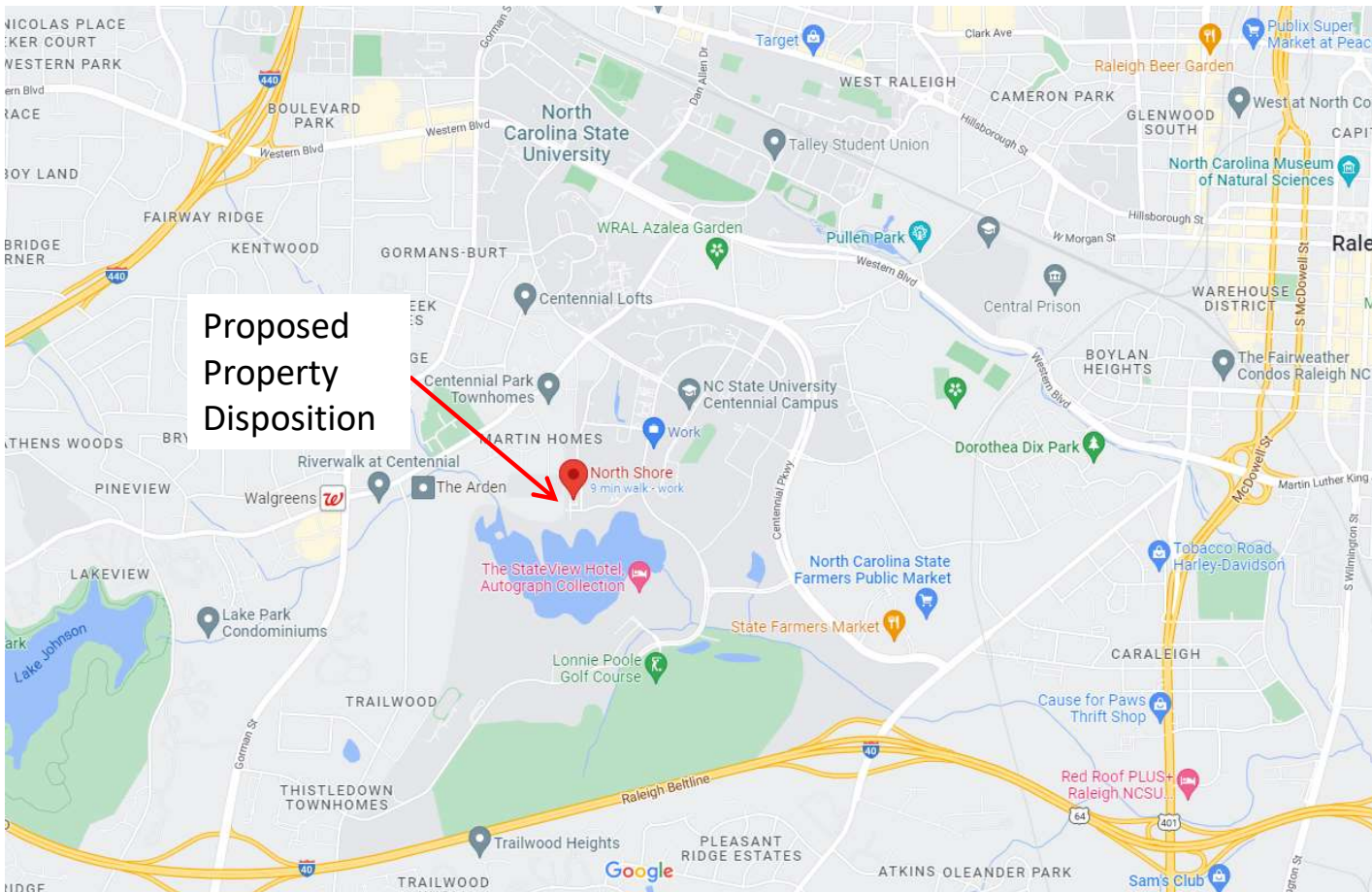
DocuSigned by:

F498B66EECD44E0
(Chairman's Signature)

RECOMMENDED BY BOARD OF GOVERNORS

(Secretary's Signature)

APPENDIX C



North Carolina State University - North Shore Development

Vicinity Map

APPENDIX C



North Carolina State University - North Shore Development