

## **Acquisition of Property by Lease – PBS North Carolina**

### **ISSUE OVERVIEW**

University of 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.

PBS North Carolina requests authorization for acquisition of .39 acres of property by ground lease to continue operation of a television transmission tower on Reservoir Ridge Road, in Cullowhee, North Carolina. PBS NC operates various towers throughout the state in support of its statewide broadcasting capabilities. PBS NC has ground leased this property since 1988 for the operation of a television translator site. The previous ground lease has expired, and the property is currently being leased under a short-term lease which will expire September 30, 2023. The new ground lease will be for a five-year term starting October 1, 2023, and includes two options to extend for an additional five years. The annual lease rate is \$2,600 with a three percent annual escalation rate. PBS NC owns the tower and equipment located on the site. Due to the topography in Cullowhee, the site provides the best location for signal strength.

### **RECOMMENDATION**

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

STATE OF NORTH CAROLINA  
DEPARTMENT OF ADMINISTRATION

**\*ACQUISITION OF REAL PROPERTY**

Institution or Agency: **PBS North Carolina**

Date: **7 October 2022**

The Department of Administration is requested, as provided by GS §146-22 et seq., to acquire the real property herein described by *purchase, lease, rental, or other (specify)*. **Lease renewal - revised**

This Property is needed for the following reasons and purposes: *(Attach additional pages if needed.)*

**Lease renewal of existing PBS NC translator site located Cullowhee, Jackson County, North Carolina. A short term lease expires September 30, 2023.**

**The term should be for 5 years with 2 optional 5 year renewals. The term should start October 1, 2023. The lease should also include an annual 3% rent amount escalation clause instead of an escalator clause utilizing CPI.**

Name and Address of Present Owner: **Mr. Frank H. Brown III**  
**119 Dublin Woods Drive**  
**Cary, NC 27513-3008**

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

**Property lease. Building and tower on property are owned by PBS NC.**

Estimated value: \_\_\_\_\_

Rental price *(if applicable)*: **\$2600 per year**


Funds for the acquisition of this property are available in our budget under Account Code:  
**10141 – 61041 – 163300 – 66205 – 524721**

In the event the above described real property is not acquired, is there other real property available, owned by the State or otherwise, that you believe would, if acquired, fulfill the requirements of your agency? If so, give details.

**The site is the best location in order to provide a signal to the area required.**

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

  
**David Crabtree**  
**Chief Executive Officer**  
**PBS North Carolina**

\*The term "real property" includes timber rights, mineral rights, etc. (GS §146-64)

## APPENDIX G

