

Disposition of Property by Lease – NC State University

ISSUE OVERVIEW

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

NC State University Board of Trustees requests authorization to dispose of property by ground lease at the Central Crops Research Station to the United States Department of Agriculture, Agricultural Research Service (USDA ARS). The property is approximately 0.13 acres and will be ground leased for \$1 per year for a term of 20 years for the purpose of constructing an equipment storage building and related support facilities. Central Crops Research Station is located at 13223 US 70 West, Clayton, North Carolina.

Central Crops Research Station is one of NC State's eighteen agricultural research stations located throughout the state. The 523-acre site is located twenty miles from campus and supports a wide range of plant breeding programs. The site also hosts a weather reporting station that feeds data to the State Climatology Office and the National Weather Service. NC State works cooperatively with the USDA ARS across NC State's various research stations and has a long-term, ongoing collaborative relationship. The ground lease for the construction of an equipment storage building and related support facilities will support NC State faculty research in coordination with USDA ARS staff working at the research stations. The lease does not include any renewal terms and will terminate if construction on the proposed facilities does not begin within five years of commencement, unless extended by mutual agreement.

The NC State University Board of Trustees approved the disposition of the property by ground lease on November 4, 2022.

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
DISPOSITION OF REAL PROPERTY**

Institution or Agency: North Carolina State University

Date: November 3, 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 United States Department of Agriculture, Agriculture Research Service (USDA ARS) for construction of an equipment storage building at the Central Crops Research Station. The USDA ARS program is an important long-term government partner for the University.

Description of Property: 0.13 acres of land located at 13223 US Business Hwy 70 West, Clayton, NC

Estimated value: \$1per 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:

Lease will be for twenty years at nominal value.

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

Action recommending this transaction was taken by the Board of Trustees at its meeting held on November 4, 2022.

Signature-


Assistant Secretary
Board of Trustees

**DISPOSITION
OF REAL PROPERTY**

GROUND LEASE

GRANTOR State of North Carolina on behalf of North Carolina State University

GRANTEE USDA Agricultural Research Service

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

SIZE Approximately 0.13 acres

RATE \$1.00/year

TERM 20 years

USE Construction and use of an equipment storage building

TRANSMITTAL OF REQUEST FOR ACQUISITION/DISPOSITION OF REAL
PROPERTY

Form

Number: PO-2


Preparation

Date: November 3, 2022

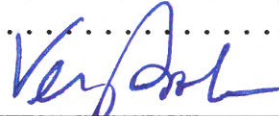
Request: Approval for disposition by lease of real property
between North Carolina State University (NCSU) and USDA
Agricultural Research Service for 0.13 acre parcel at Central
Crops Research Station (CCRS), Clayton, NC

Institution NORTH CAROLINA STATE UNIVERSITY

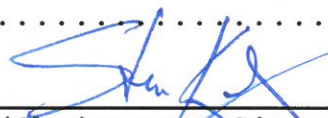
RECOMMENDED BY CHANCELLOR, NCSU


(Chancellor's Signature)

RECOMMENDED BY COMMITTEE ON
BUILDINGS AND PROPERTY


(Chairman's Signature)

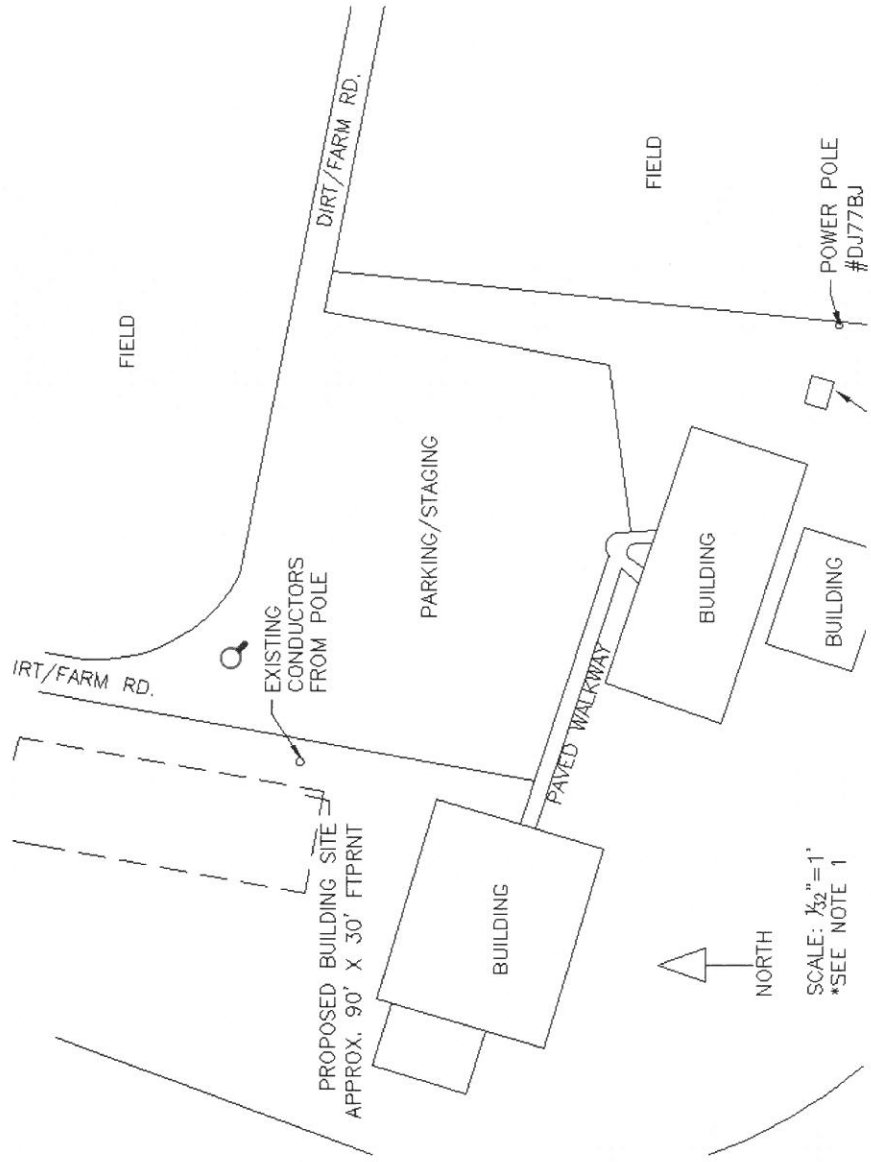
RECOMMENDED BY BOARD OF TRUSTEES,
NCSU


(Chairman's Signature)

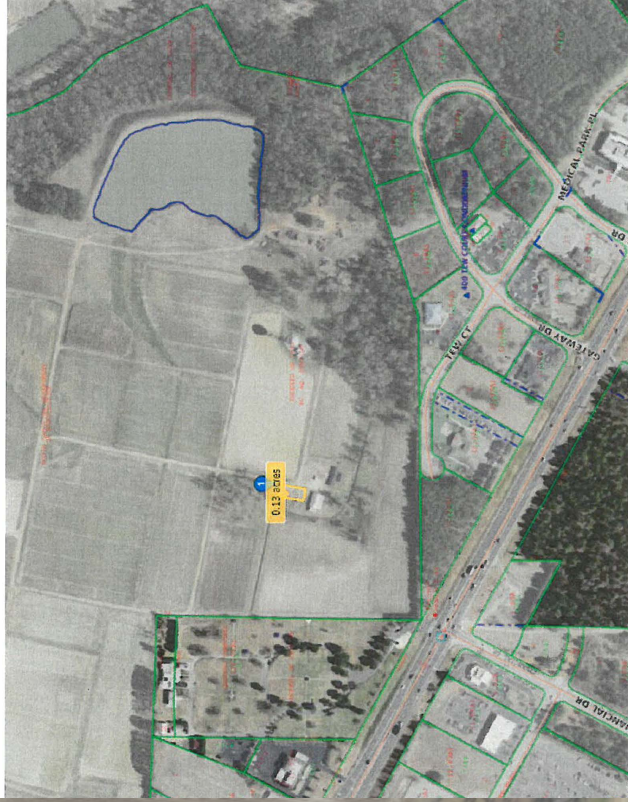
RECOMMENDED BY BOARD OF GOVERNORS

(Secretary's Signature)

C2 for USDA Equipment Storage Building
Site Drawing



C2 for USDA Equipment Storage Building Vicinity Map



02 for USDA ARS Facility at Lake Wheeler Field Lab
example of proposed facility



The proposed building is best described as a three-sided, uninsulated, steel framed, steel sided, building with gravel/gravel screenings floor, for equipment storage and maintenance purposes similar in style to the building pictured.