



The University of North Carolina

POST OFFICE BOX 2688, CHAPEL HILL, NC 27515-2688

Terrance C. Feravich, P.E., *Associate Vice President-Finance
and University Property Officer*

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Appalachian State
University

East Carolina
University

Elizabeth City
State University

Fayetteville State
University

North Carolina
Agricultural and
Technical State
University

North Carolina
Central University

North Carolina
School of
the Arts

North Carolina
State University
at Raleigh

University of
North Carolina
at Asheville

University of
North Carolina
at Chapel Hill

University of
North Carolina
at Charlotte

University of
North Carolina
at Greensboro

University of
North Carolina
at Pembroke

University of
North Carolina
at Wilmington

Western Carolina
University

Winston-Salem
State University

An Equal Opportunity/
Affirmative Action
Employer

May 15, 2006

Mr. Joseph Henderson, Director
State Property Office
NC Department of Administration
1321 Mail Service Center
Raleigh, NC 27699-1321

Dear Mr. Henderson:

Please find attached property actions approved by the Board of Governors at their May 12, 2006 meeting or approved by the President under the delegation authorized by the Board. Other back-up materials including PO-1's and/or PO-2's are also attached where appropriate. Please seek approval of these actions by the Governor and Council of State and the Joint Legislative Commission on Governmental Operations if required. Upon approval, we further request that your office proceed with finalizing these transactions.

Thank you for your assistance in these matters.

Sincerely,

Terrance C. Feravich

cc: Mr. Robert Botley
Mr. Willie T. Ellis, Jr.
Mr. Charles D. O'Duor
Mr. Reade Taylor

Lease of Joint Millennial Campus – North Carolina A&T State University and The University of North Carolina at Greensboro

The 2000 session of the General Assembly authorized the Board of Governors to designate Millennial Campuses at each constituent institution when the Board finds that such a designation will enhance the economic development of the region served by the constituent institution.

In October 2003, the Boards of Trustees of North Carolina A&T State University and The University of North Carolina at Greensboro requested, and the Board of Governors approved, the designation of the land (formerly the Central School for the Deaf) reallocated to the Board of Governors by the 2003 Session of the General Assembly and a 75-acre parcel of land currently comprising a portion of the NCA&T State University Farm as a Joint Millennial Campus.

Now, the Boards of Trustees of NCA&T and UNCG are requesting permission to execute a ground lease of the land and existing improvements for the Joint Millennial Campus to the Greensboro Center for Innovative Development, a jointly-controlled and jointly-funded 501(c)(3) entity that will administer the educational, research, and economic development mission of the Joint Millennial Campus.

The \$1 lease would be for the initial term of 50 years with two, 10-year renewal options. Upon the expiration of the lease, the land and any improvements upon the land would revert to the State. The lease of the land will be accomplished within the guidelines, procedures, and policies of the North Carolina Department of Administration and must be approved by the Council of State.

It is recommended that the request of the Board of Trustees of North Carolina A&T State University and the Board of Trustees of The University of North Carolina at Greensboro be approved and transmitted to the Council of State for final action.

**STATE OF NORTH CAROLINA
DEPARTMENT OF ADMINISTRATION**

***ACQUISITION OF REAL PROPERTY**

Institution or Agency: UNC System

Date: March 13, 2006

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

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

To establish a Joint Millennial Campus for North Carolina A&T State University (NCA&T) and The University of North Carolina at Greensboro (UNCG)

Name and Address of Present Owner: The State of North Carolina

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

Two parcels:

Approximately 75 acres of property located adjacent to the NCA&T Farm and located on Lee Street. Meets and bounds of property to be identified at a later date.

Approximately 75 acres of property and facilities formerly known as the Central North Carolina School for the Deaf.

Estimated value: _____ Rental price *(if applicable)*: _____

Funds for the acquisition of this property are available in our budget under Code: _____, Item: _____,

Other: _____

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.

(Complete if Agency has a Governing Board.)

Action recommending the above request was taken by the Governing Board of NCA&T and UNCG and is recorded in the minutes thereof on _____ *(date)*.

Signature: _____
Title: _____



1-12-06

North Carolina Department of Administration

Michael F. Easley, Governor
W. Britt Cobb, Jr., Secretary

State Property Office
Joseph H. Henderson, Director

November 7, 2006

MEMORANDUM

TO: James Griffin
NC A&T State University

Helen Ward
UNC - Greensboro

FROM: Joseph Henderson, Director
State Property Office

A handwritten signature in black ink, appearing to be "JH", written over the name "Joseph Henderson" in the FROM field.

RE: Council of State Approval
File No. 41-AAA

This is to advise you that the Council of State, at its meeting held on the above date, approved the attached item.

This matter will be referred to the Attorney General's Office at the appropriate time for preparation of documents. In the meantime, if you have any questions regarding this transaction, please contact Pam Strickland of this office.

PS/tm

Attachment

Cc: Don Teeter
John Merrill

Mailing Address:
1321 Mail Service Center
Raleigh, N.C. 27699-1321

Telephone (919) 807-4650
Fax (919) 733-1431
State Courier #52-71-78

Location:
116 West Jones Street
Raleigh, North Carolina

DISPOSITION BY LEASE

ITEM 3

LESSOR: State of North Carolina
North Carolina Agricultural and Technical State University and
University of North Carolina at Greensboro

LESSEE: Greensboro Center for Innovative Development, Inc.
John R. Merrill – CEO

LOCATION: 5900 Summit Avenue, Greensboro, Guilford County

TERM: 50 years effective December 1, 2006 or possession, plus two 10-year renewal options

AREA: Joint Millennial Campus, Greensboro consisting of a North Campus and a South Campus

UNIT COST: \$1.00 for the term

COMMENTS: The General Assembly and the Board of Governors of the University of North Carolina designated this property to be developed as a Joint Millennial Campus for NC A&T State University and UNC at Greensboro to support the education and research missions of the campuses and to foster economic development and entrepreneurial activity in the region. Greensboro Center for Innovative Development, Inc., (GCID) a nonprofit corporation, was created to manage the property for the two campuses and to manage any joint ventures with private business that may occur at the Campus. All buildings, structures and improvements will become State property upon the expiration or termination of this Lease. Subleases will be subject to State approval except for leases of space only not exceeding a term of ten years.



North Carolina Department of Administration

Michael F. Easley, Governor
W. Britt Cobb, Jr., Secretary

State Property Office
Joseph H. Henderson, Director

January 9, 2007

MEMORANDUM

TO: FOR THE FILE

FROM: Joseph Henderson
State Property Office *JHH*

RE: Council of State Approval
File No. 41-AAA

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Raleigh, North Carolina

OTHER MATTERS

File N. 41-AAA

ITEM 7

On November 7, 2006, the Governor and Council of State approved a disposition by lease to Greensboro Center for Innovative Development, Inc. for the Joint Millennial Campus, Greensboro. However, the name has changed to Gateway University Research Park, Inc. With the approval of the Council of State, the Lease will reflect this change.

PS

NOTIFY: