

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: \_\_\_\_\_

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

**§ 146-28. Agency must file application with Department; Department must investigate.**

Any State agency desiring to sell, lease, or rent any land owned by the State or by any State agency shall file with the Department of Administration an application setting forth the facts relating to the proposed transaction, and shall furnish the Department with such additional information as the Department may request relating thereto. Upon receipt of such application, the Department of Administration shall promptly investigate all aspects of the proposed transaction, including particularly present and future State need for the land proposed to be conveyed, leased, or rented. (1957, c. 584, s. 6; G.S., s. 146-109; 1959, c. 683, s. 1.)

**Subject:** RE: Joint Millennial Campus  
**From:** "John R. Merrill" <john-merrill@earthlink.net>  
**Date:** Wed, 8 Mar 2006 07:55:50 -0500  
**To:** "Pam Strickland" <Pam.Strickland@ncmail.net>

Hello Pam,

My responses are in ALL CAPS below:

I hope this information is helpful.... I will contact you early next week (I'll be in Charlotte for the next few days) to answer any additional questions you may have. Should you require any additional information before next week, please feel free to call my cell.

Have a GREAT day!

Regards,

John

Greensboro Center for Innovative Development  
A Joint Millennial Campus of NCA&T and UNCG  
North Campus  
5900 Summit Avenue  
Browns Summit, NC 27214  
336-375-9232  
336-362-3055 Cell  
336-375-9661 Fax  
[john-merrill@earthlink.net](mailto:john-merrill@earthlink.net)  
[www.gsbocid.com](http://www.gsbocid.com)

-----Original Message-----

From: Pam Strickland [<mailto:Pam.Strickland@ncmail.net>]  
Sent: Wednesday, March 01, 2006 12:46 PM  
To: [john-merrill@earthlink.net](mailto:john-merrill@earthlink.net)  
Subject: Joint Millennial Campus

I'm a leasing agent with the State Property Office and have been asked to obtain more information regarding the campus, plans and etc., while we are reviewing the ground lease you forwarded to Tommy Cline. I have pulled up the website which supplies some information, but have these questions.

1. What kind of tax status does Greensboro Center for Innovative Development, Inc. have? A non-profit?  
THE GREENSBORO CENTER FOR INNOVATIVE DEVELOPMENT IS A SEPARATE 501(c)3 NOT-FOR-PROFIT. ATTACHED ARE THE ARTICLES OF INCORPORATION AND BYLAWS INDICATING ORGANIZATIONAL CONTROL.
2. Is this a semi-government agency or strictly an Inc.  
THE ORGANIZATION IS STRICTLY AN INC. ESTABLISHED FOR THE BENEFIT OF THE TWO UNIVERSITIES. AS SUCH, WE ARE GOVERNED BY THE SAME STATUTES AS ANY OTHER 501(c)3 ORGANIZATION. If the first, what statutes governs your organization.
3. I think I understood that the Center was created for the Campus?  
BECAUSE THIS PROJECT INVOLVES TWO SEPARATE UNC SYSTEM SCHOOLS, IT WAS DETERMINED A JOINTLY CONTROLLED BUT SEPARATE ORGANIZATION WAS THE MOST EFFICIENT MECHANISM FOR DEVELOPING THE PROJECT. EACH BOARD OF TRUSTEES HAS BEEN AND WILL BE INVOLVED IN APPROVING THE ORGANIZATION, ITS ARTICLES AND BYLAWS. THE CONTRACTUAL RELATIONSHIP, THE GROUND LEASE AND THE MASTER PLAN. THE GCID BOARD WOULD THEN GUIDE THE IMPLEMENTATION OF THE OVERALL DEVELOPMENT PLAN.

3/8/2006 12:

Is there something in writing you can forward?  
AS PREVIOUSLY INDICATED, ATTACHED ARE COPIES OF THE ARTICLES AND BYLAWS....  
ALSO, ATTACHED IS A COPY OF THE MANAGEMENT SERVICES AND DEVELOPMENT  
AGREEMENT AND OF COURSE, YOU HAVE A COPY FO THE GROUND LEASE.... ALL OF  
WHICH HAVE BEEN APPROVED BY EACH BOARD OF TRUSTEES. THE MASTER PLAN WILL  
NOT BE AVAILABLE FOR SEVERAL MONTHS.

4. Improvements to land.  
YES, THERE WILL BE IMPROVEMENTS TO THE LAND

Is there a master plan? WE ARE CURRENTLY WORKING WITH THE STATE CONSTRUCTION  
OFFICE TO NEGOTIATE CONTRACTS FOR DESIGN SERVICES AT BOTH THE NORTH AND  
SOUTH CAMPUSES.... AS NOTED ABOVE, A MASTER PLAN WILL NOT BE AVAILABLE FOR  
SEVERAL MONTHS.

Will there be other buildings built or just renovations to the current  
ones? THERE WILL BE ADDITIONAL BUILDINGS CONSTRUCTED ALONG WITH RENOVATIONS  
TO EXISTING FACILITIES. BECAUSE THIS IS STATE PROPERTY, EVERYTHING BUILT ON  
THE PROPERTY WILL BE CONSTRUCTED TO STATE STANDARDS. WE CURRENTLY HAVE \$6  
MILLION IN STATE FUNDING FOR MASTER PLANNING, RENOVATIONS, INFRASTRUCTURE,  
AND DESIGN SERVICES.

5. Any other information you can provide for the relationship between the  
Center and the development of the campus. I WILL FOLLOW UP THIS E-MAIL WITH  
A PHONE CALL TO ANSWER ANY ADDITIONAL QUESTIONS YOU MAY HAVE.

I can be reached at (919) 807-4669 if need or e-mail is fine. Fax (919)  
733-1431. Thanks.

**GREENSBORO-#438076-v5-GCID\_-\_Bylaws.doc** Content-Type: application/msword  
Content-Encoding: base64

**Articles of Incorporation FINAL.DOC** Content-Type: application/msword  
Content-Encoding: base64

**MSDA9-21-05.pdf** Content-Type: application/pdf  
Content-Encoding: base64

3/8/2006 12:18 PM

## Tommy Cline

---

From: "John Webb" <John.Webb@ncmail.net>  
To: "Tommy Cline" <Tommy.Cline@ncmail.net>  
Sent: Thursday, February 16, 2006 9:50 AM  
Subject: Re: Fw: Ground Lease - UNCG/NCA&T Joint Millennial Campus

No

Tommy Cline wrote:

> Do you know anything about this?

>

>

> ----- Original Message -----

> From: John R. Merrill <<mailto:john-merrill@earthlink.net>>

> To: [Tommy.Cline@ncmail.net](mailto:Tommy.Cline@ncmail.net) <<mailto:Tommy.Cline@ncmail.net>>

> Sent: Friday, February 10, 2006 11:13 AM

> Subject: Ground Lease - UNCG/NCA&T Joint Millennial Campus

>

> Hello Tommy,

>

> A couple of months ago, I mentioned we were working on a ground lease  
> for the UNCG/NCA&T Joint Millennial Campus here in Greensboro (the  
> former Central North Carolina School for the Deaf and a similar size  
> parcel adjacent to the NCA&T farm property). We have completed the  
> "draft" and it has been accepted by Greensboro Center for Innovative  
> Development (GCID) Board of Directors (January 31, 2006) and the UNCG  
> Board of Trustees (February 2, 2006). We present it to the NCA&T  
> Board of Trustees on February 15, 2006 and we are confident it will be  
> approved. Upon approval, it will go to the UNC Board of Governors for  
> their approval and then it will formally come to the State Property  
> Office for review.

>

> As I mentioned to you when we spoke previously, I wanted to get a copy  
> to you in advance for your convenience.... attached is that copy. In  
> an effort to avoid "reinventing the wheel," this version was based on  
> previously approved ground leases used at NCA&T, UNCG, and the  
> Centennial Campus at NC State. Please note the document was crafted  
> with counsel for both universities (Skip Capone and Camille  
> Klutz-Leach), the GCID (Lee Lloyd and Bo Rodenbough), and the UNC  
> System (Leslie Winner and Rob Nelson - Rob isn't legal counsel, but he  
> brought a business/finance perspective and additional UNC System  
> representation).

>

> I hope this advance copy is useful. Should you have any questions,  
> please feel free to call. Also, if it is helpful to have the document  
> in some other format, please let me know.

>

> Have a GREAT weekend and THANKS in advance for your assistance in this  
> matter!

2/16/2006

>  
> Regards,  
>  
> John  
>  
> Greensboro Center for Innovative Development  
> A Joint Millennial Campus of NCA&T and UNCG  
> North Campus  
> 5900 Summit Avenue  
> Brown Summit, NC 27214  
> 336-375-9232  
> 336-375-9661 Fax  
> [john-merrill@earthlink.net](mailto:john-merrill@earthlink.net) <<mailto:john-merrill@earthlink.net>>  
> [www.gsbocid.com](http://www.gsbocid.com)  
>

--  
John F Webb III  
Manager Leasing & Space Planning  
State Property Office  
1321 Mail Service Center  
Raleigh, NC 27699-1321  
Phone: 919-733-4346  
Fax: 919-733-1431  
E-mail: [John.Webb@ncmail.net](mailto:John.Webb@ncmail.net)

E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law N.C.G.S. Chapter 132 and may be disclosed to third parties.

2/16/2006



## **Development Timeline**

- February 2003 The "Concept" Paper outlining the potential for collaborative opportunities that would support a Joint Millennial Campus is presented to the UNC Office of the President
- August 2003 The Joint Millennial Campus (JMC) is announced to the community
- September 2003 The Greensboro Center for Innovative Development (GCID) is formed as a separate not-for-profit for the specific purpose of managing and developing the properties on behalf of the universities (Articles of Incorporation and Bylaws are developed)
- December 2003 The consulting firm George, Henry, George, Partners are hired to perform a three part feasibility study for the Joint Millennial Campus utilizing funds provided by the Joseph M. Bryan Foundation
- January 2004 Submission of initial funding request submitted to legislature/UNC based on a "needs" assessment performed by UNCG/NCA&T staff
- February 2004 State accepts application for Exempt Status
- February 2004 "Draft" Bylaws and Articles of Incorporation are developed
- February 2004 Phase I Feasibility Analysis completed and presented to NCA&T and UNCG
- March 2004 Search for Executive Director launched
- July 2004 \$4 million appropriated for renovations of North Campus facilities
- July 2004 \$10 million Certificates of Participation (COP's) "authorized" (not funded) for land acquisition, architectural and engineering services, and other consulting services
- September 2004 USDA announces plans to move to GCID – South Campus
- October 2004 A comprehensive plan is outlined and submitted for new construction at the South Campus and additional renovations at the North Campus. In total, \$50 million is requested for three new buildings in support of Advanced Materials, Life Sciences and general research
- December 2004 Application for 501(c)3 status is approved by the I.R.S.



Elaine F. Marshall  
Secretary

North Carolina

DEPARTMENT OF THE  
SECRETARY OF STATE

PO Box 29622 Raleigh, NC 27626-0622 (919)807-2000

Corporations

- \*Corporations Home
- \*Important Notice
- \*Corporations FAQ
- \*Tobacco Manufacturers
- \*Dissolution Reports
- \*Non-Profit Reports
- \*Verify Certification
- \*Online Annual Reports
- \*KBBE B2B Annual Reports
- Links
- \*Secretary Of State Home
- \*Register for E-Procurement
- \*Dept. of Revenue
- Legislation
- \*1999 Senate Bills
- \*2001 Bill Summaries
- \*Annual Reports 1997
- \*Corporations 1997
- Search
- \*By Corporate Name
- \*For New Corporation
- \*By Registered Agent
- Online Orders
- \*Start An Order
- \*New Payment Procedures
- Contact Us
- \*Corporations Division
- \*Secretary of State's web site
- Print
- \*Printable Page

Date: 10/16/2006

Click here to:

[View Document Filings |](#)

Corporation Names

Name	Name Type
<b>NC</b> Greensboro Center for Innovative Development, Inc.	Legal

Non-Profit Corporation Information

<b>SOSID:</b>	0696983
<b>Status:</b>	Current-Active
<b>Date Formed:</b>	10/30/2003
<b>Citizenship:</b>	Domestic
<b>State of Inc.:</b>	NC
<b>Duration:</b>	Perpetual

Registered Agent

<b>Agent Name:</b>	Capone, Lucien , III
<b>Registered Office Address:</b>	1000 Spring Garden Street Greensboro NC 27412
<b>Registered Mailing Address:</b>	1000 Spring Garden Street Greensboro NC 27412
<b>Principal Office Address:</b>	1000 Spring Garden Street Greensboro NC 27412
<b>Principal Mailing Address:</b>	1000 Spring Garden Street Greensboro NC 27412

For questions or comments about the North Carolina Secretary of State's web site, please send e-mail to [Webmaster](#).