

**BOARD OF TRUSTEES**  
**North Carolina Agricultural and Technical State University**  
**Greensboro**

**FEBRUARY 15, 2006**

**EXECUTIVE COMMITTEE POST MEETING**

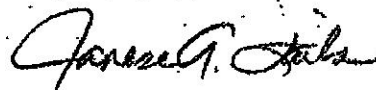
During the Board of Trustees meeting held on February 15, Mr. John Merrill was invited to present to the Board for approval a Ground Lease Agreement Between The State of North Carolina (Lessor) and Greensboro Center for Innovative Development, Inc. (Lessee) for Joint Millennial Campus. Following his presentation, Chairwoman Speight-Buford entertained a motion for approval of the agreement. A motion was made by Mrs. Bruce to approve the Agreement; however, Dr. McCain made substitute motion to delay the vote of approval of the Agreement until the Executive Committee had time to thoroughly review the document.

Chairwoman Speight-Buford called a post meeting with the Executive Committee of the Board of Trustees immediately following the full Board meeting to determine how the matter would be handled.

Chairwoman Speight-Buford asked the Executive Committee members to take the next few days to review the document and she would contact them on Monday, February 20, to solicit their vote on the agreement. She would also converse with the other Board members for their input. The Executive Committee unanimously agreed to the voting arrangements.

Upon the Executive Committee's in-depth review of the Agreement, Chairwoman Speight-Buford forwarded a voting memorandum to each of them. On February 22, 2006, the Executive Committee unanimously approved the Ground Lease Agreement Between The State of North Carolina (Lessor) and Greensboro Center for Innovative Development, Inc. (Lessee) for Joint Millennial Campus.

Respectfully submitted,



Janese A. Falls  
Recorder

## REPORTS OF THE STANDING COMMITTEES

### EXECUTIVE COMMITTEE

Chairwoman Speight-Buford reported that at the February Board meeting a resolution regarding the Greensboro Center for Innovative Development (GCID) Ground Lease Agreement was presented for approval. However, because the Board had not had an opportunity to review the document prior to Mr. Merrill's presentation and request for approval, Chairwoman Speight-Buford, with the consensus of the members, decided to table the vote on the item. It was agreed that the resolution would be further considered by the Executive Committee and approved or disapproved by electronic vote—facsimile or email—following a thorough review of the agreement. Chairwoman Speight-Buford shared that the Executive Committee approved the GCID Ground Lease Agreement by unanimous decision.

Chairwoman Speight-Buford stated that a face-to-face meeting of the Executive Committee was also held on March 14, 2006. Upon opening the meeting she entertained a motion to go into closed session under [N.C.G.S. 143-318(a)(6)] to hear or investigate a complaint, charge, or grievance by or against a public officer or employee.

Chairwoman Speight-Buford then entertained a motion to accept the report of the Executive Committee. A motion made by Mr. Isaacson, was seconded by Ms. Dudley and unanimously carried. Chairwoman Speight-Buford then called upon Mr. Isaacson for the report of the Athletics Committee.

### ATHLETICS COMMITTEE

Mr. Isaacson shared the following highlights from the Committee meeting:

The Committee's special guest was Patricia Bibbs, the new Head Women's Basketball Coach. Coach Bibbs shared her aspirations for the Women's Basketball program and the challenges she foresees in reaching her goals.

Dee Todd, Athletics Director, provided an all sports update, and she led a detailed discussion about financial matters within the Athletics Program. Mr. Isaacson stated that the Athletics budget appears to have remained the same over the past five years, which has created a situation that places A&T at the mid-range level in financial support of our teams as compared to other MEAC institutions. Therefore, aspirations are high for the overall program, but financial means fall short of what is necessary to adequately support the program. According to Ms. Todd, the Athletics Program is in need of approximately \$1.2 million dollars to bring the operational program to the level that it should be. Those funds would support acquiring more assistant coaches for football, men's and women's basketball, and the track team. Funds are also needed for marketing and promotion, audio-visual equipment and staff personnel. Mr. Isaacson said that Ms. Todd is working with Vice Chancellor Ellis to review financial projections and formulate a program for the next 3-5 years to bridge the gap. She will provide an update at a future Committee meeting.

Chairwoman Speight-Buford stated that there would be a slight change in the order of the agenda and called upon Mr. Merrill to make a presentation to the Board.

Mr. Merrill presented a Ground Lease Agreement between the State of North Carolina and Greensboro Center for Innovative Development (GCID). Copies of the agreement were pass around to the Board. He was seeking approval of the Ground Lease by the Board so that GCID can be granted control of the two millennial campus properties as the development moves forward. Approval of the Ground Lease would allow the work of GCID to be streamline and allow borrowing power to support building facilities on the properties. He noted that on February 2, the Ground Lease Agreement was presented to the Board of Trustees at UNCG and was approved. He further noted that legal counsel from A&T and UNCG were consulted to ensure that the document was legally sound. Once both Boards have approved the lease, it will then be forwarded to the Board of Governors for approval, then to the State Property Office for approval, then to Council of State for approval, and lastly to the Governor.

Mrs. Bruce made a motion for approval of the Agreement. Dr. McCain then made a substitute motion to delay approval of the Agreement at least until the Executive Committee of the Board has an opportunity to thoroughly review it and received input from the Board. He intimated that he felt strongly about the Board members needing time to review the Agreement before casting their vote. The motion was seconded by Mr. Clement and was carried by majority vote—five members voted in favor of the delay, four members opposed with two members abstaining from the vote. Chairwoman Speight-Buford said that she would meet with the Executive Committee for a few minutes immediately following the Board meeting regarding this matter. She thanked Mr. Merrill for his presentation and noted that she would follow up with him about the Board's decision as soon as possible.

## **REPORT OF THE SUBCOMMITTEES**

### **EXECUTIVE COMMITTEE**

Chairwoman Speight-Buford reported that the Executive Committee met via teleconference call held on December 14, 2005. The purpose of the meeting was to approve the 2006-2007 Tuition and Fees presented by Vice Chancellor Ellis of the Business and Finance Office and his staff. The fee recommendations were due in Chapel Hill before the winter break; therefore, a call teleconference was set up to handle the matter.

Chairwoman Speight-Buford noted that the tuition and fees were approved by the Board of Governors on February 9, 2006. She further noted that copies of the tuition and fees summary sheet were provided by Mr. Ellis for the Board's information and keeping. Chairwoman Speight-Buford then entertained a motion to receive the report of the Executive Committee. A motion was made by Mr. Isaacson, seconded by Dr. McCain and unanimously carried.

The provisions of this section shall not be construed to prohibit any member of the Board of Trustees from requesting consideration by the Chair, at any regular or special meeting, of any item whether or not the item is on the agenda.

**SECTION VI      CONDUCT OF BUSINESS**

**A.      Quorum**

The Board must have a quorum to conduct business. A quorum for the conduct of business by the Board of Trustees shall consist of a majority of the members currently in office.

**B.      Presiding Officer**

The Chair shall preside at all regular and special meetings of the Board of Trustees. In the absence of the Chair, the Vice-Chair shall preside. In the absence of the Vice-Chair, a presiding officer shall be elected to preside by and from the membership of the Board of Trustees.

**C.      Power to Vote**

All members of the Board of Trustees may vote on all matters coming before the Board for consideration, but no member may vote by proxy. No vote concerning any matter under consideration by the Board of Trustees or by a committee of the Board of Trustees may be cast, in absentia, or by mail.

**D.      Rules of Order**

Except as modified by specific rules, policy, or regulations enacted by the Board of Trustees, Robert's Rules of Order (latest edition) shall constitute the rules of parliamentary procedure applicable to all meetings of the Board of Trustees and its committees.

**E.      Notice**

A notice specifying the date, time and place of each meeting of the Board of Trustees shall be mailed or transmitted electronically by the Secretary or Assistant Secretary to each member of the Board of Trustees at least fifteen (15) days in advance of the date of the meeting. Any matters of business may be considered at a regular meeting of the Board of Trustees.

**F.      Minutes**

The Secretary or Assistant Secretary shall keep minutes of all meetings of the Board of Trustees; shall file, index and preserve all minutes, papers and documents pertaining to the business and proceedings of the Board;



**2 WANTS TO KNOW  
CALL FOR ACTION**

2-21-06

Janece,

This is just a sample of  
the type of memo I want to  
send the Executive Committee.  
Please do any revision you feel  
appropriate, initial for me and  
send by fax.

Thanks  
Velma

To - Executive Committee

from - Selma Speight - Buford

Re - Ground lease Agreement - M. Millennial  
Campus

Date - 2-21-06

At the Board Meeting on  
Wednesday 2-15-06 ~~a motion~~  
~~was made~~ the approve for  
the ground lease agreement between  
the State of North Carolina (Lessor)  
and The Greensboro Center for  
Innovative Development, Inc (lessee)  
for the Joint Millennial Campus

I have Not received any information since the Board meeting so I am assuming all are in agreement. Would you please indicate your response and get back to Mrs. Farls. We need a record ~~of~~ for this approval. Thank you very much.

- 
- I approve the agreement
  - I do not approve the agreement.

Name \_\_\_\_\_  
Board Member \_\_\_\_\_

**FAX**  
INFORMATION  
COVER SHEET



Date February 22, 2006

To BOARD OF TRUSTEES, EXECUTIVE COMMITTEE

Office Phone Number \_\_\_\_\_

Fax Number BROADCAST FAX

From Velma Speight-Buford, Board Chair

Number of Pages Including Fax Cover Sheet 2

**Comments:**

**Office of the Chancellor**

**NORTH CAROLINA AGRICULTURAL AND TECHNICAL STATE UNIVERSITY**  
1601 E. MARKET STREET • GREENSBORO, NC 27411 • (336) 334-7940 • FAX (336) 334-7082





NORTH CAROLINA AGRICULTURAL AND TECHNICAL  
STATE UNIVERSITY

BOARD OF TRUSTEES

MEMORANDUM

**TO:** Board of Trustees  
Executive Committee

**FROM:** Velma Speight-Buford *VB*

**DATE:** February 22, 2006

**RE:** Ground Lease Agreement -- Millennial Campus

At the Board meeting on Wednesday, February 15, 2006, John Merrill, Director of the Greensboro Center for Innovative Development, presented for approval a *Ground Lease Agreement Between the State of North Carolina (Lessor) and the Greensboro Center for Innovative Development, Inc. (Lessee) for the Joint Millennial Campus of Greensboro, North Carolina.*

By majority vote, the Board decided that more time was needed to review the document. I announced that I would seek approval of the document by way of the Executive Committee. I trust that each of you has taken time to read over the agreement. Please indicate your response below and fax it back to Mrs. Falls at (336) 334-7082. We need a record of your vote for this approval.

Thank you.

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**RESPONSE FORM**

*Ground Lease Agreement Between The State of North Carolina (Lessor) and  
Greensboro Center for Innovative Development, Inc. (Lessee)  
for the Joint Millennial Campus  
Greensboro, North Carolina*

- I approve the agreement.
- I do not approve the agreement.

*Carole Bruce*  
\_\_\_\_\_  
Executive Committee Member



NORTH CAROLINA AGRICULTURAL AND TECHNICAL  
STATE UNIVERSITY

BOARD OF TRUSTEES

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Thank you.

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Greensboro, North Carolina*

- I approve the agreement.
- I do not approve the agreement.

*Carole Bruce*  
Executive Committee Member

\*\* TX CONFIRMATION REPORT \*\*

AS OF APR 19 '06 13:09 PAGE: 1

COMMAND #067

WACHOVIA BANK

DATE	TIME	TO/FROM	MODE	MIN/SEC	PGS	STATUS
001	4/19	13:09-813363347082	----	00:00	000	BUSY

Apr-19-2006 10:09am From: A AND T UNIVERSITY CHANCELLORS OFFICE 3363347082 T-387 P 012/030



NORTH CAROLINA AGRICULTURAL AND TECHNICAL STATE UNIVERSITY

BOARD OF TRUSTEES

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Thank you.

RESPONSE FORM

Ground Lease Agreement Between The State of North Carolina (Lessor) and Greensboro Center for Innovative Development, Inc. (Lessee) for the Joint Millennial Campus Greensboro, North Carolina

I approve the agreement.

I do not approve the agreement.

*John Merrill*  
Executive Committee Member



NORTH CAROLINA AGRICULTURAL AND TECHNICAL  
STATE UNIVERSITY

BOARD OF TRUSTEES

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Thank you.

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Greensboro, North Carolina*

- I approve the agreement.
- I do not approve the agreement.

*Debra Harris*  
Executive Committee Member



NORTH CAROLINA AGRICULTURAL AND TECHNICAL  
STATE UNIVERSITY

BOARD OF TRUSTEES

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Greensboro, North Carolina*

I approve the agreement.

I do not approve the agreement.

*Lennie M. Dudley*  
Executive Committee Member

*A Land-Grant University and A Constituent Institution of the University of North Carolina*  
1801 East Market St. • Greensboro, NC 27411 • (336) 334-7940 • Fax (336) 334-7082

FEB-22-2006 WED 08:44 TEL:3369931768 NAME:DUDLEY PRODUCTS P. 2

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NORTH CAROLINA AGRICULTURAL AND TECHNICAL STATE UNIVERSITY

BOARD OF TRUSTEES

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- I approve the agreement.
I do not approve the agreement.

[Signature]
Executive Committee Member



NORTH CAROLINA AGRICULTURAL AND TECHNICAL STATE UNIVERSITY

NC A&T STATE UNIVERSITY  
FEB 23 2006  
OFFICE OF THE CHANCELLOR

BOARD OF TRUSTEES

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Velma Speight-Buford  
Executive Committee Member



NORTH CAROLINA AGRICULTURAL AND TECHNICAL  
STATE UNIVERSITY

NC A&T STATE UNIVERSITY

FEB 28 2006

OFFICE OF THE CHANCELLOR

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Greensboro, North Carolina*

I approve the agreement.

I do not approve the agreement.

*Mr. DeLong*  
\_\_\_\_\_  
Executive Committee Member





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BOARD OF TRUSTEES

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I do not approve the agreement.

Signature of Joseph G. Williams, Executive Committee Member