

BOARD OF TRUSTEES**THE UNIVERSITY OF NORTH CAROLINA AT GREENSBORO**

February 2, 2006

ACTION ITEM: Lease Agreement between the Greensboro Center for Innovative Development and UNCG and NCA&T

BACKGROUND INFORMATION:

In February 2003, the concept for a "Joint" Millennial Campus was presented to the UNC Office of the President indicating the potential for collaborative opportunities between UNCG and NCA&T. Later that year, the Joint Millennial Campus was introduced to the community.

In September 2003, in order to create an efficient vehicle to manage the UNCG/NCA&T Joint Millennial Campus (JMC), a separate 501(c)3 not-for-profit was established. The newly formed organization is known as the Greensboro Center for Innovative Development (GCID). The GCID is charged with the management and development of the properties that represent the JMC.

In September 2005, a Management Services and Development Agreement (MSDA) between the GCID and NCA&T and UNCG was approved and executed by each party's respective board of trustees. The MSDA formally established a working relationship between the two universities and the GCID for future development. Section I.F. of the MSDA states, "The Universities shall lease to GCID any or all property designated as the JMC, subject to necessary governmental approvals. Such leases shall be long-term leases for nominal consideration."

In order to facilitate the GCID's ability to perform its role as manager/developer it was determined by counsel for the universities and the GCID to pursue a master lease for the properties identified as the JMC. The lease document is based on a model previously used by several UNC campuses, including UNCG and NC A&T. This document has also been reviewed by the Office of the President.

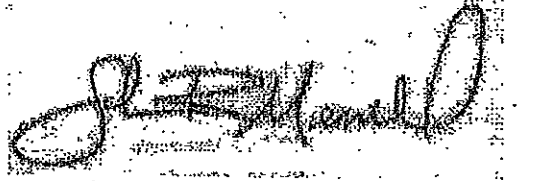
The purpose of this action is to request approval from this Board to proceed with a 50-year ground lease (and two successive 10 year renewals) with the GCID on land owned by the State of North Carolina (Approximately 75 acres with 142,000 square feet of existing space at the former Central North Carolina School for the Deaf and approximately 75 acres adjacent to the NCA&T farm), on which the GCID will develop, in concert with the universities, a research park similar to the Centennial Campus at North Carolina State University.

RECOMMENDED ACTION:

It is recommended the Board of Trustees of The University of North Carolina at Greensboro approve the Lease Agreement between the Greensboro Center for Innovative Development and UNCG and NCA&T and recommend approval to the Board of Governors.



Philip H. Richman
Vice Chancellor for Business Affairs



John R. Merrill
Executive Director, Greensboro Center for
Innovative Development

Attachments