



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.

December 2004	John R. Merrill introduced as the first Executive Director of the GCID
March 2005	Advertisement for South Campus Architect/Master Planner is posted to UNC website, but is pulled when COP's money is not funded as originally anticipated
March 2005	A reception is held at the North Campus to introduce John R. Merrill, GCID Executive Director, to the local community
March 2005	NCA&T, UNCG, and GCID host the 2004 FIRST Lego League Tournament at the North Campus
June 2005	\$2 million appropriation from FY '06 budget
July 2005	Two conference rooms located in the North Campus Administration building are renovated (fresh paint, new ceiling tiles, new lighting, and appropriate electronics) in order to offer campus organizations an opportunity for off-campus retreats and one/two day events (the rooms have been well received)
August 2005	GCID Articles of Incorporation, Bylaws, and various policy/procedure statements are revised and accepted by the GCID Board of Directors
August 2005	Advertisements for Designers/architects/planners are posted to the UNC website for both the North and South Campuses
August 2005	A list of potential/probable new GCID Directors is identified with the goal of welcoming the new members in early 2006
September 2005	A Management Services and Development Agreement between the GCID and NCA&T and UNCG is approved and executed by each party's respective board of trustees
September 2005	Sole Source letter received from USDA eliminating the need for the GCID to be involved in a competitive bid process for the USDA space lease
September 2005	A "draft" ground lease is developed to formalize management and development of the two 75 acre properties under the guidance of the GCID
October 2005	GCID Strategic Planning Committee is formed
October 2005	A "short-list" of architects/designers/planners is identified and interviews are scheduled for mid-November
November 2005	The "draft" Phase II & III Feasibility report is delivered by George, Henry, George, Partners with the "final" version scheduled for November
November 2005	A "draft" strategic plan is outlined, presented and discussed at the first meeting of the GCID Strategic Planning Committee

November 2005	Interviews are held for the short-listed architects/designers/planners for both the North and South Campuses.... a recommendation will be made to the GCID Board of Directors in early December
February 2006	Negotiations begin with design firms for both the North/South Campuses
February 2006	Ground Lease approved by Board of Trustees at NCA&T and UNCG
March 2006	Two NEW board members are added to the GCID Board of Directors
July 2006	Proposal submitted for USDA facility to be located at South Campus
August 2006	GCID Board and both university B.O.T.'s approve South Campus Master Plan
September 2006	Best and Final offer submitted for USDA facility

The Next Twelve Months (not in any specific order):

Finalize the Ground Lease for both the North and South Campuses

Execute USDA Lease

Ground Breaking Ceremony

Begin PR campaign

Begin South Campus Infrastructure

Begin North Campus renovations

Welcome our first tenant to the North Campus

Begin development/construction of \$10 million Research Facility at South Campus (funding from state legislature in support of joint NCA&T/UNCG research efforts)



Greensboro Center for Innovative Development A Joint Millennial Campus of NCA&T and UNCG



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EXECUTIVE SUMMARY September 26, 2006

The basis for the creation of a joint NCA&T and UNCG Millennial Campus is to focus on the area's long-term future, including its economic development and overall quality of life. Our success will be dependent upon our ability to attract, establish, and/or retain effective educational and community service agencies and businesses driven by the discovery of new knowledge and technologies.

To achieve this vision, we will develop two campuses (North and South) that will provide significant physical resources (land and buildings) while enhancing the potential for a broad level of outreach and programmatic diversification. The North Campus will be just off U.S. 29 on the property formerly known as the Central North Carolina School for the Deaf (75 Acres with approximately 140,000 square feet of space in eight buildings). The South Campus will be on about 75 acres of the NCA&T Farm property, near the intersection of Interstate 40/85 and East Lee Street (currently undeveloped).

Early in the process of developing the concept of a Joint Millennial Campus, it was determined the most efficient mechanism for operating such a venture would be through the creation of a separate not-for-profit entity that would act as the management and development agent for the universities. Much of the work to form this new organization was completed during FY 2004-05 (i.e. bylaws, articles of incorporation, legal filings, etc.). As a result of these efforts, the Greensboro Center for Innovative Development (GCID) was born.

We have devoted much of the past year and a half (FY 2005-06) establishing the operating parameters for the GCID. Some of the more noteworthy accomplishments of the past year are as follows:

- Designer selection for Master Planning at the South Campus and Facility Assessment/Renovation Plan at the North Campus.
- A "draft" Strategic Direction Document was developed and will be further developed with the help of an expanded board of directors.
- Additional board members were identified and recruited to help guide the GCID (terms to commence July 1, 2006).
- A Management Services and Development Agreement was developed and approved by both universities' Board of Trustees.
- A Ground Lease was developed and approved by the GCID Board, both universities' Board of Trustees, and the Board of Governors.
- We received a \$2 million appropriation for infrastructure design and construction, and additional renovations to existing facilities.
- A "Sole Source" agreement was reached with the USDA - Natural Resources Conservation Services for the construction of a facility to be located at the South Campus.
- A revised proposal was developed to pursue funding from the legislature (\$10 million) for the construction of an Interdisciplinary Research Facility (to be located at the South Campus) focused on nanotechnology, genetics, advanced materials, and clean energy technologies. The project was successful during the short-session and we are now working with facilities staff to develop a program for the facility.

In the upcoming year (FY 2006-07) we will be focused on finalizing many of the initiatives noted above with specific emphasis on starting renovations at the North Campus and "breaking ground" at the South

s. Efforts are already underway to renovate one of the former classroom facilities at the North Campus and the South Campus Master Plan was approved earlier this month. The GCID is working to complete construction as soon as possible.

Other notable activities we hope to accomplish over the next twelve months are as follows:

Approval of the Ground Lease (we are hopeful the ground lease will be on the November Agenda of the Council of State)

A lease with the USDA should be completed by October 2006. The USDA is looking for 25,000 ± square feet. They currently have an M.O.U. in place at NCA&T and have recently begun working with researchers at UNCG in the area of GIS.

Renovations to the classroom facility should be completed by June 30, 2007 and we should be prepared to welcome our first major tenant at the North Campus.

With a completed master plan in place for the South Campus and a full assessment of the renovation needs at the North Campus, we should be well positioned to make recommendations for additional funding.

Development of a Strategic Plan (focused specifically on action oriented initiatives).

If you have any questions, comments, or concerns, please feel free to call John R. Merrill, Executive Director of the GCID at (336) 375-9232 (or e-mail at john-merrill@earthlink.net).

Minutes of the May 11, 2006 Meeting
of the Board of Governors' Committee on Budget and Finance

The Committee on Budget and Finance met in the Board Room of the General Administration Building in Chapel Hill, North Carolina on Thursday, May 11, 2006, at 2:00 p.m.

Members in attendance were: Mr. Bradley T. Adcock, Mr. R. Steve Bowden, Mr. F. Edward Broadwell, Jr., Mr. William L. Burns, Jr., Mr. Ray S. Farris, Ms. Hannah D. Gage, Mr. Peter D. Hans, Governor James E. Holshouser, Jr., and Mr. Benjamin S. Ruffin. Other Board of Governors' members attending were Brent D. Barringer, John W. Davis III, Phillip R. Dixon, Dudley E. Flood, Willie J. Gilchrist, H. Frank Grainger, Charles A. Hayes, Adelaide D. Key, Charles H. Mercer, Jr., Fred G. Mills, Charles S. Norwood, Cary C. Owen, Jim W. Phillips, Jr., Gladys Ashe Robinson, Estelle Sanders, William G. Smith, Priscilla P. Taylor, and David W. Young. Attending from General Administration were President Erskine Bowles, Chief of Staff Jeffrey R. Davies; Vice Presidents Russ Lea, Robert O. Nelson, Alan Mabe, and Leslie Winner; Associate Vice Presidents Ginger Burks, George Burnette, Shari Harris, David Harrison, Kimrey Rhinehardt, and James O. Smith; Assistant Vice President Claudia Odom; Associate Vice President and University Property Officer Terrance Feravich; and Special Assistant to the University Kennis R. Grogan. Chancellors in attendance were: Steven C. Ballard (ECU), T.J. Bryan (FSU), James H. Ammons, Jr. (NCCU), Patricia A. Sullivan (UNCG), Rosemary DePaolo (UNCW), and John W. Bardo (WCU). Chief Finance Officers in attendance were: Charles O'Duor (NCCU) and Chuck Wooten (WCU). Trey O'Quinn, Kristen Crosson, and Chris Harder from the Office of State Budget and Management, Consultant Eva Klein, Consultant John Merrill, Vice Chancellor for Student Affairs at NCCU Roland Gaines, and Chair of the Faculty Assembly Brenda Killingsworth were in attendance as well as members of the press.

Chair Gage convened the meeting. The minutes of the meetings of April 11, 2006 were approved.

1. Before the item was considered, Chancellor Bardo presented information prepared by Eva Klein and Associates in support of the agenda item. Questions were answered throughout the presentation. The 2000 session of the General Assembly authorized the Board of Governors to designate a Millennial Campus at each constituent institution when the Board found that such a designation would enhance the economic development of the region served by the constituent institution. The legislation stated that the Board should act on the recommendation of the President after the President had consulted with the Chancellor and the Board of Trustees. The designation should be based on the express finding that the institution had the administrative and fiscal capacity to create and maintain such a campus. Each Millennial Campus would function in a manner similar to the Centennial Campus at North Carolina State University and each would be exempt from the provisions of the Umstead Act.

The Board of Trustees of Western Carolina University had requested that the Board of Governors designate as a Millennial Campus the recently acquired 344.77 acres located on the west side of NC Hwy. 107 and the following buildings located on the east side of NC Hwy. 107: Outreach Center (formerly known as the Camp Lab School), Graham Building (former student health center); and Moore Building (current home to Allied Health

Programs). The Millennial Campus would be developed to enhance the research, teaching and service missions of WCU by relying on its respective strengths in the advanced manufacturing, human learning systems, media and media content, molecular biosciences, retirement, aging, and education. Vice President Nelson reported that the President had completed the required consultations and recommended that the Board approve the request. The campus had the administrative and fiscal capacity that was required; and the activities to be performed on the Millennial Campus would advance regional economic development.

It was recommended that 344.77 acres and the Outreach Center, the Graham Building, and the Moore Building be designated as a Millennial Campus.

On the motion of Mr. Broadwell, seconded by Mr. Burns, the recommendation was approved.

2. Before the item was considered, Mr. Merrill presented information in support of the agenda item. Questions were answered throughout his presentation. 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 were 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 would 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 would 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 was 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.

On the motion of Mr. Broadwell, seconded by Mr. Burns, the recommendation was approved.

3. The Board of Trustees of North Carolina Central University had requested permission to extend an existing lease and to seek additional leased student housing in order to accommodate a continuing high number of students seeking on-campus housing for the 2006-07 academic year.

Originally approved in August 2005, NCCU was requesting permission to extend and

increase the number of beds of its current lease with Campus Apartments, Inc. at their Campus Crossing Apartments Community located at 1400 E. Cornwallis Drive in Durham for the 2006-07 academic year. The lease would be for 564 beds (up from 480) and was estimated to cost \$3.2 million or \$20.03 per bed per day including utilities, janitorial services, transportation, security, and furnishings. Office space for NCCU staff and complex common spaces were provided at no additional charge.

Also, NCCU was requesting permission to work with the State Property Office to lease up to an additional 300 beds for the 2006-07 academic year at a location and price to be determined by bid. The lease of these 300 beds was estimated to cost \$1.2 million. (Once determined by bid, the Committee asked that the actual lease cost be forwarded to the Council of State for consideration.)

These additional beds would help address the 370 beds that had been taken off-line during the renovation of Eagleson Residence Hall, the 510 beds off-line with the closing of Chidley and Latham Residence Halls, and increased demand for on-campus housing. The rates charged would be consistent with equivalent on-campus housing.

The cost of the leases would be funded from student housing receipts and housing reserves.

It was recommended that the requests of the NCCU Board of Trustees be approved and transmitted to the Council of State for final action.

On the motion of Mr. Broadwell, seconded by Mr. Burns, the recommendation was approved.

4. The Board of Trustees of Winston-Salem State University had requested approval to enter into a lease for the long-term use of the City of Winston-Salem's Bowman Gray Stadium.

The City was embarking on a project to upgrade Bowman Gray Stadium, including the construction of a new 21,000 square-foot field house. Approximately 14,500 square feet of the new field house would be used by WSSU and would provide offices, conditioning/training facilities, hospitality suites, and other support spaces for the Athletics Department. Construction would be managed by the City with participation by the university.

Improvements to the stadium complex were expected to cost \$5.1 million. The City would issue debt for the project, as a 30-year bond, and WSSU would make lease payments that would pay the costs associated for its use of the facility, with a maximum of up to \$3.1 million of principal. In addition, WSSU's annual lease payments would include negotiated operating and maintenance costs. The project and method-of-financing were approved as part of the Board of Governors' request to the 2005 General Assembly.

The term of the lease would be for 30 years and the initial lease cost was expected to be \$320,000 per year. Lease payments would be funded by a \$44.00 University student debt service fee, included as part of the 2005 Budget Request, and by university receipts. WSSU would begin collecting the fee in the fall of 2006.

It was recommended that the Report on Fiscal Liabilities be accepted and reported to the Joint Legislative Commission on Governmental Operations.

On the motion of Mr. Broadwell, seconded by Mr. Bowden, the recommendation was approved.

Chair Gage asked for the update on the 2000 Higher Education Bond Program. On April 24, 2006, the Higher Education Bond Oversight Committee (HEBOC) held its quarterly meeting at UNCW. HEBOC members discussed with representatives from the University and the Community Colleges the need to place the remaining projects under contract as soon as practicable to minimize the affect of steadily increasing costs and, especially for UNC, the need to remain focused to finish the program on time. The Department of Insurance (DOI) summarized continuing efforts to ensure efficient reviews of construction documents that led to code-compliant facilities for the State. As requested by DOI, UNC had updated and submitted a priority list of projects for review. Aside from the HEBOC meeting, a follow-up session to the February project close-out training was being planned to assist and encourage timely project closure by the campuses. Approximately \$4.4M of allotment from past bond sales was available for distribution to the campuses. Working with the State Treasurer, the next bond sale was expected to occur in May 2006. Approximately \$4.4M of the \$25.2M Reserve for Repair and Renovations and Cost Overruns had been distributed to the campuses. Bond funding commitments now exceeded \$2.1 billion.

There being no further business, the meeting was adjourned.

Ms. Hannah Gage
Chair of the Committee
on Budget and Finance

Mr. R. Steve Bowden
Secretary of the Committee
on Budget and Finance