**BOARD OF TRUSTEES**  
**BUSINESS AFFAIRS COMMITTEE**  
**THE UNIVERSITY OF NORTH CAROLINA AT GREENSBORO**

February 2, 2010

**ACTION ITEM:** Authorization for Lease of Space

**BACKGROUND INFORMATION:**

UNCG anticipates the potential need for additional space for student housing beyond what is available within the University campus.

Under the Code of the Board of Governors, authorization is delegated to the local Boards of Trustees of the constituent institutions to authorize the acquisition of property, including leasehold, valued at $25,000 or more subject to any necessary approvals from State officials and agencies. Authorization for leases under the $25,000 annual rental rate and 3 years or less, is delegated to the Chancellor, ex officio, and is reported annually to this Board.

Housing and Residence Life is currently experiencing a shortage of space for students wishing to live on campus. In November 2009, UNCG’s housing occupancy rate was at 104%, an unprecedented high for this time of the semester. It is also Housing’s conservative estimate that 500 students were turned away from housing this academic year due to a lack of space.

This Board, at its meeting on August 17, 2009, approved a strategic housing plan aimed at increasing the residential character of UNCG, as well as providing for the increase in enrollment the University expects between now and 2020. On September 10, 2009, this Board authorized the renovation of the Quad Residence Halls and the construction of Tower Village II, which will include approximately 400 new beds and be constructed on the east side of the existing Tower Village complex. The Board also authorized the exploration of areas near campus for the development of a new neighborhood which could contain as many as 2,300 additional beds.

The Quad renovation, the construction of Tower Village II and the development of a new neighborhood will bring additional beds online to begin to meet UNCG’s projected demand. These projects are expected to complete in the 2011 through 2013 academic years. While these new housing options are being developed, an interim solution may be needed.

In consultation with the State Property Office, the University believes that the lease rate for off-campus student housing will be approximately $5,475 annually per bed. Housing and Residence Life would like to have the ability to contract for up to 500 beds in any semester in multiple
locations, as needed, over the next 4 years, beginning in the 2010-11 academic year. Therefore, it is necessary to seek Board of Trustees authorization to lease off campus space for Housing and Residence Life should it be needed.

RECOMMENDED ACTION:

The Board of Trustees of The University of North Carolina at Greensboro authorizes and directs the administration to proceed with the leasing of space in Greensboro, North Carolina for Housing and Residence Life on an as needed basis per semester for a period not to exceed four (4) years. Further, the Board authorizes the administration to seek approvals from the President/Board of Governors and work with the State Property Office as required under State law and Board of Governors regulations.

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Reade Taylor
Vice Chancellor for Business Affairs