

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

ACTION ITEM: Master Plan for the South Campus of the Greensboro Center for Innovative Development, the Joint Millennial Campus of UNCG and NC A&T

BACKGROUND INFORMATION:

In February 2003, the concept for a "Joint" Millennial Campus (JMC) was presented to the UNC Office of the President indicating the potential for collaborative opportunities between UNCG and NC A&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/NC A&T Joint Millennial Campus, 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, NC A&T and UNCG was approved and executed by each party's respective board of trustees. The MSDA formally establishes 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 January 2006, a Ground Lease was approved and recommended for approval by the Board of Governors to facilitate the GCID's ability to perform its role as manager/developer for the universities of the properties identified as the JMC. The ground lease document was based on a model previously used by several UNC campuses, including UNCG and NC A&T and was reviewed by the Office of the President.

The purpose of this action is to request approval from this Board of the Master Plan for the South Campus of the JMC (75 acres adjacent to the NC A&T Farm). This plan will be the guiding document with which the GCID, in concert with the Universities, will develop a research park similar to Centennial Campus at North Carolina State University. Upon consultation between the firm of BJAC/Sasaki, UNCG and NC A&T representatives from Academic Affairs, Research, and Facilities the following issues were included in the development of the Master Plan:

Roads
Pedestrian walkways
Building placement
Infrastructure development
Potential building use

A copy of the Master Plan report will be made available on the Board of Trustees web site.

RECOMMENDED ACTION:

It is recommended the Board of Trustees of The University of North Carolina at Greensboro approve the Master Plan for the South Campus of the Greensboro Center for innovative development.

Reade Taylor
Vice Chancellor for Business Affairs

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

MINUTES

The University of North Carolina at Greensboro
Board of Trustees
Business Affairs Committee

August 31, 2006

Attending-Business Affairs: Richard Moore, Hudnall Christopher, Jr., Thomas Ross

Board Members and Guests: Kate Barrett, Mike Byers, Lucien Capone, Terry Cartner, Jean Davis, Carol Disque, Howard Doyle, Carolyn Ferree, Steve Gilliam, Jill Goodman, Stephen Hassenfelt, Donna Honeycutt, Davis Lumpkin, Karen McNeil-Miller, Anna Marshall-Baker, John Merrill, Bruce Michaels, Sharlene O'Neil, Fred Patrick, Jane B. Preyer, Steve Rhew, Yvonne Ross, Angela Scott, Don Skeen, Patricia Stewart, Patricia Sullivan, Reade Taylor, Edward Uprichard, David Vaughan, Jonae Wartel, Lanita Withers, Laura Young.

Richard Moore, Chair of the committee, called the meeting to order at 9:28 a.m.

The minutes for the April 5, 2006 meeting were approved as amended. While awaiting quorum, the information items were moved forward.

INFORMATION ITEMS

Annual Report on Property Purchased and/or Leased Since September 1, 2005 (BAC-7)

Reade Taylor reported that since September 1, 2005 we have purchased no new properties. Four leases have been approved by Chancellor Sullivan under the 1981 Board of Governor's resolution delegating leasing authority to the campuses. These properties are:

1. Leased space for Dr. Arthur Anastopoulos in the Psychology Department, for the AD/HD Clinic at 200 E. Northwood Street, Greensboro, NC.
2. Leased space for our Division of Continual Learning at 1111 West Friendly Avenue, Greensboro, NC.
3. Leased space for Dr. Raleigh Bailey, Social Work Department at 413 S. Edgeworth Street, Greensboro, NC.
4. Leased space for our Campus Police Department at 421 Eugene Court, Greensboro, NC.

Capital Projects Status Report (BAC-8)

Dave Lumpkin updated the Board that we presently have two bond projects in design; Alumni House and Forney Building. No bond project is under construction at this time. McNutt, Petty, Aycock and Brown buildings are to begin construction in September.

Master Plan for the South Campus of the Greensboro Center for Innovative Development,
the Joint Millennial Campus of UNCG and NC A&T (BAC 6)

Chancellor Sullivan introduced John Merrill, Director of the GCID, and gave a short history of the Joint Millennial Campus to the new members of the Board of Trustees. John presented a power point presentation of findings of the consultant firm working on the Master Plan for the campus.

John Merrill then requested approval from this Board of the Master Plan for the South Campus of the JMC (75 acres adjacent to the NC A&T Farm). This plan will be the guiding document with which the GCID, in concert with the Universities, will develop a research park similar to Centennial Campus at North Carolina State University. Upon consultation between the firm of BJAC/Sasaki, UNCG, and NC A&T, it was concluded that roads, pedestrian walkways, building placement, infrastructure development, and potential building use would be considered in the plan. A copy of the completed plan will be made available on the Board of Trustees website.

Richard Moore asked what the ratio of campus to industry was anticipated. John reported that currently they were looking at 60/40 campus to industry but leasing has not been completed.

Kate Barrett asked if there were any plans for employee wellness on the campus. John described a campus with walking trails and access to the gardens adjacent to the property. There is some discussion with the nearby YMCA and the possibility of a satellite YMCA on the grounds.

Stephen Hassenfelt asked if the two phases of the property would be developed simultaneously. John reported that there was some potential to kick off together. Funding is the issue. We have a bid in hand for the USDA in Phase I and hope to have a lease in October. At present the information is in the State Property Office.

Hudnall Christopher moved to approve the request. Tom Ross seconded the motion and it was unanimously approved for recommendation to the full Board.

Richard Moore adjourned the meeting at 10:40 a.m.

Respectfully submitted

Donna Honeycutt, CPS

AGENDA

**Board of Trustees
Business Affairs Committee
August 31, 2006
Alexander Room - EUC
9:15 – 10:15 a.m.**

Approval of the Minutes of the April 5, 2006 Meeting

ACTION ITEMS:

1. Acceptance of the Maud F. Gatewood Studio Arts Building, Hall for Humanities and Research Administration, Recreational Running Track and Basketball/Volleyball Courts, EUC/Library Connector, Softball Stadium, Northeast Campus Infrastructure, Heating Plant Expansion and Efficiency Improvements, and Electrical Power Distribution Substation (Taylor) (BAC-1)
2. Designer Selections for Campus Master Plan, Student Recreation Facility Roof Repair, Grogan Sprinkler Renovation, Bryan 235 HVAC Renovation (Lumpkin) (BAC-2)
3. Issuance of Special Obligation Bonds for New Residence Hall and Parking Facility (Taylor) (BAC-3)
4. Authorization for Lease of Space (Taylor) (BAC-4)
5. Authorization to Execute a Performance Contract for Energy Improvements and Related Financing (ESCO) (Lumpkin) (BAC-5)
6. Master Plan for the South Campus of the Greensboro Center for Innovative Development, the Joint Millennial Campus of UNCG and NC A&T (Merrill) (BAC-6)

INFORMATION ITEMS:

7. Annual Report on Property Purchased and/or Leased Since September 1, 2005 (Taylor) (BAC-7)
8. Capital Projects Status Report (Lumpkin) (BAC-8)
9. Oakland Avenue Parking Deck Addition (Taylor) (BAC-9)

MINUTES
BOARD OF TRUSTEES
The University of North Carolina at Greensboro
August 31, 2006

Present

Kate R. Barrett
F. Hudnall Christopher, Jr.
Jean E. Davis
Carolyn R. Ferree
Stephen C. Hassenfelt
Richard R. Moore
Jane B. Preyer
Thomas W. Ross
Jonae Wartel

Absent with Notice

Earlene Hardie Cox
William J. Pratt

Staff/Guests in Attendance

Anna Marshall-Baker, Chair, Faculty Senate
Miriam Barkley, University Publications
Michael Byers, Auxiliary Services
Lucien Capone, University Counsel
James Clotfelter, Information Technology Services
Carol Disque, Student Affairs
Steve Gilliam, University Relations
Michael Harris, University Relations
Judge A. Robinson Hassell
Dave Lumpkin, Business Affairs
Carol Matney, Alumni Affairs
Daniel Nonte, University News Service
Sharlene O'Neil, Chancellor's Office
Ryan Radford, Student Government
Yvonne Ross, Chancellor's Office
Patricia Stewart, University Advancement
Patricia Sullivan, Chancellor
Reade Taylor, Business Affairs
A. Edward Uprichard, Provost
David Vaughan, Chair, Staff Council
Jill Yesko, University Relations
Lanita Withers, News & Record

Additions to and Deletions from the May 2006 Degree Candidates List; 3) Annual Summary Report for Fiscal Year July 1, 2005 through June 30, 2006, in Compliance with Management Flexibility; and 4) Report of University Policy Concerning Employment of Related Persons [Anti-Nepotism].

A presentation was given by Mary Crowe, Director of the Office of Undergraduate Research.

The Board then moved on the following action items:

1. That the Board of Trustees of The University of North Carolina at Greensboro approve the awarding of degrees and certificates to candidates for August 2006 as specified in the document, "Candidates to be Awarded Degrees and Certificates," and delegate to the chancellor the authority to act on additions to and deletions from the list as may be appropriate.
2. That the Board of Trustees of The University of North Carolina at Greensboro amend the "Regulations on Academic Freedom, Tenure and Due Process" as described in the summary and as indicated in the revised Regulations.
3. That the Board of Trustees of The University of North Carolina at Greensboro amend the "Policy on Extended Illness and Serious Disability for Faculty (Other than Twelve Month) as described in the summary and as indicated in the revised policy.
4. That the Board of Trustees of The University of North Carolina at Greensboro authorize and redirect \$477,340 of CITI revenues from faculty lines to financial aid in order to assist needy students in purchasing laptop computers. This action would result in the creation of three new faculty lines instead of eight. The pool of financial aid funds would be augmented over time using other University funds, in the hope that we would ultimately be able to provide each Pell-eligible student with a grant of \$1,000. This would require an estimated sum of \$700,000. If funds are insufficient to meet this goal, we would award grants on a sliding scale (the amount of the award would be based upon the family's estimated financial contribution) or provide awards to only the neediest of the Pell-eligible students.

All items were approved and the motion carried.

REPORT OF THE BUSINESS AFFAIRS COMMITTEE – Chair Moore

Skip Moore gave the report of the Business Affairs Committee. Three information items were presented during the morning meeting: 1) Annual Report on Property Purchased and/or Leased Since September 1, 2005; 2) Capital Projects Status Report; and 3) Oakland Avenue Parking Deck Addition.

The Board then moved on the following action items:

6. It is recommended that the Board of Trustees of The University of North Carolina at Greensboro approve the Master Plan for the South Campus of the Greensboro Center for innovative development.

All approved and the motion carried.

REPORT OF THE AUDIT COMMITTEE - Chair Moore

Skip Moore presented one information item for the newly-formed Audit Committee: 1) the Trustee Audit Review was presented by UNCG's Internal Auditor, Don Skeen. The Business Affairs Committee previously served as the Audit Committee; however, as of November 2005, the Board of Governors now requires that each campus create an Audit Committee to work with the internal audit staff of each campus and report directly to the Board of Governors Audit Committee.

In compliance with this new requirement, it is recommended that the Board of Trustees of The University of North Carolina at Greensboro, and in conjunction with university counsel, that the Audit Committee now create their own charter and prepare quarterly reports. A yearly report will be submitted to the Board of Governors.

All approved and the motion carried.

REPORT OF THE STUDENT AFFAIRS COMMITTEE – Chair McNeil-Miller

Karen McNeil-Miller presented the report for the Student Affairs Committee. Two information items were discussed during the morning meeting: 1) SOAR (Spartan Orientation, Advising and Registration). Several members of the Spartan Orientation Staff presented interesting highlights of UNCG's orientation and family programs. This new program has won several national and regional awards for its staff and programs; and 2) New Student Residence Hall. The Board of Trustees enjoyed a tour of the recently completed student housing facility.

REPORT OF THE UNIVERSITY ADVANCEMENT COMMITTEE – Chair Cox

On behalf of Earlene Hardie Cox, Tom Ross gave the report of the University Advancement Committee. Two information items were presented at the committee meeting: 1) Report on Private Giving to The University of North Carolina at Greensboro and its Affiliated Organizations, July 1, 2005 – June 30, 2006; and 2) Students First Campaign Report.

The Board then moved on the following action items:

1. That the Board of Trustees of The University of North Carolina at Greensboro approve the reappointments/appointments of the recommended individuals to the Board of Directors of the UNCG Human Environmental Sciences Foundation, for a term