

11/8/16 Resource and Environment Committee Meeting Minutes

5 senators in attendance --- K. Ange-van Heugten, R. Bernhard, H. Hergeth, R. Kotek, & H. Perros,

Guest speaker = Mr. Jeff Bandini (Associate Vice Chancellor for real estate and development) – (he directly reports to Mr. Scott Douglas)

Mr. Bandini started at NCSU in May of 2016. Thus, his position is quite new.

Two NCSU development based offices combined & Mr Bandini's new position was posted once this merger happened in early 2016. Mr. Bandini has been an attorney for 18 yrs before starting work at NCSU. He primarily worked with land use law. However, he has worked with NCSU interests during his time as a lawyer (most recently he was a part of the Aloft hotel development program). His new NCSU office has had some growing pains as the two former offices had several duplicate positions and some difficult changes had to be made upon his arrival (i.e. some positions had to be let go).

11 people in the group that he currently operates. The primary functions of his group include:

- Property development on both campuses
- Managing property (~500,000 square ft both with NCSU and private tenants)
- Non-profit portion (NCSU is often left property by alumni, etc. & this gift property is managed to see what can happen with the property – sometimes the property is best utilized by being sold for funds and sometimes it can be used for conservation, etc. – it depends on a NCSU risk assessment outcome)
- Business incubator (encouraging and assisting startup companies)
- Event management (Centennial) --- races, yoga, etc. It is a very busy section of the group.

One of the current goals of Mr. Bandini and his group are to have some Centennial campus buildings provide the model for the rest of campus (as they use less space for more people but manage to make it a better overall experience for everyone including the universities finances). A true Re-vision of how we are best using our work space.

Several questions were asked of Mr. Bandini:

Question 1: Does renting buildings really work on campus?

Sometimes --- if there is a mix of NCSU and tenants in a building then it can be overly costly for the tenant. The process is much more efficient now than in the past.

Question 2: Will there be new buildings in the near future?

NCSU will be building private buildings on Centennial campus – NCSU will use some of the space but it will pay rent to those building the buildings.

Question 3: Where will these building be?

Likely closer to the new cathedral. These building developers are currently looking for opportunities to have personal business in the buildings to encourage a better workplace for life conveniences. (Dry cleaning, shopping, eating, childcare, coffee, enhanced gathering spaces / conference rooms, etc.)

Question 4: Who is looking forward to see what this development plan will look like in 30 yrs. Is it OK now but too boring later, etc.

New organizations and advisors will help in the future to look at the mix of uses on Centennial campus (academic, residential, retail, and corporate.) and conduct a market analysis of what works in similar places. An engineering firm is also coming in to look at the capacity of our space to make sure there is not overuse, etc.. What NCSU has on Centennial campus is unique and a wonderful addition to our university (and some developers come here just to see what we have) – however – since it is relatively unique, there are no easy plans to follow from other places.

Question 5: How can our faculty relationships with all these new offices, groups, etc. be enhanced?

The whole purpose of Centennial campus is to grow the university for the faculty, students, etc. As noted above, Mr. Bandini's office wants expertise from places doing this type of multi-purpose work – but – they want them to have a NC flair. (Very new process). Urban design firms, roadway design, multidisciplinary, education for design are all in play here.

Mr. Bandini supports posing the question to the faculty senate about re-instating a committee that can keep his office and faculty, staff, and students in the design loop. He is happy to have a relationship with the faculty senate.

Additional info:

Engineering is the largest school in the university.

Doug Morton – a retired navy admiral – is the new Associate Vice Chancellor of Facilities – he replaced Mr. Kevin MacNaughton who spoke at the 10/5/16 meeting – Mr. Bandini was on the search committee for this position and excited about the new hire.

Most of the Centennial campus leases are 60 year leases now – however, they are moving toward 99 year leases – however – there is no intent in kicking people out of building at the end of leases (NCSU does not want to pay for old building redevelopment). Refinancing buildings can be difficult and lease extensions can be an issue as well but they are working with normal lease procedures that have existed in most large cities for many years.

Some rents on Centennial campus are more expensive when compared to RTP but that is because the space is so close to the university, Cameron village, downtown, etc. Thus – people do pay more money (and are willing to do so) because we have a premium service to offer.

There are some Centennial places that Mr. Bandini feels need more management. For example the trails, lakes, and public space could offer more with more time spent managing their usage.

Updates: Centennial hotel will have its soft opening next August. The Center Technology Innovation (CTI) building with its much anticipated parking deck (near textiles) will also open soon.

Summary: what NCSU has with Centennial campus it a wonderful space and unique opportunity for a university. We are at a pivot point to plan the future use of this space to the benefit of our university, faculty, students and city and we need to think forward both financially (trust fund) and multidisciplinary. People have to want to come to learn, live, shop, etc. for it to be sustained.

We have 1400 acres near downtown which is, again, very unique. Mr. Bandini wants to make sure that the development is not too spread out so that the design does not lose some character. Less than half of the acreage has been developed. A “soft” line being drawn now to consolidate the space usage and to conserve the beauty of the area.