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Office of the President
September 13, 2011

Members, Board of Trustees:

APPROVAL OF GROUND LEASE WITH IOTA NU HOUSE CORPORATION
OF ALPHA PHI INTERNATIONAL FRATERNITY, INC.
FOR 415-417 COLUMBIA AVENUE, LEXINGTON, KENTUCKY

Recommendation: that the Board of Trustees authorize the Executive Vice President for Finance and Administration to negotiate and execute the following:

A ground lease between the University of Kentucky, as Lessor, and the Iota Nu House Corporation of Alpha Phi International Fraternity, Inc., as Lessee, for property located at 415-425 Columbia Avenue, Lexington, Kentucky (the "Property").

Background: The Iota Nu House Corporation of Alpha Phi International Fraternity, Inc. (Alpha Phi) is a Kentucky not-for-profit corporation. As the only active sorority on campus without housing, Alpha Phi has actively worked with the community, city, and the University to arrive at a mutually acceptable location for the construction of a chapter house. Alpha Phi and the University have agreed on a location within the Greek Park area north of the W. T. Young Library immediately adjacent to two existing sorority chapter houses.

Alpha Phi proposes to construct, at their expense, a chapter house of approximately 18,000 square feet on the property. The term of the lease is expected to be 50 years.

This ground lease will require the relocation of the Math Excel program currently housed at 417 Columbia Avenue in an aged 2,000 square foot house that will be razed to facilitate construction of the new chapter house. The Math Excel Program will be relocated to 654 Maxwellton Court.

Any building constructed on the university property must be approved by the University's Facilities Management Division and comply with all applicable zoning, licensing, permitting, and certifications required by any governmental authority having jurisdiction over the construction or property.

Action taken: Approved Disapproved Other _____