



REAL ESTATE DEPARTMENT  
MEMORANDUM

TO: JAY GOGUE, President *JG*

THROUGH: RONALD BURGESS, Executive Vice President *RBS*

VIA: DAN KING, Associate Vice President for Facilities *DK*

FROM: BILL HARDGRAVE, Provost and Senior Vice President for Academic Affairs *BH*  
 JAMES WEYHENMEYER, Vice President for Research & Economic Development *JW*  
 CHRISTOPHER ROBERTS, Dean Samuel Ginn College of Engineering *CR*  
 MARK STIRLING, Director of Real Estate *MS*

SUBJECT: PROPERTY AND FACILITIES COMMITTEE  
**REAL ESTATE ACQUISITION: LOGICORE BUILDING, HUNTSVILLE, AL**

DATE: November 29, 2021

This is to request that the following item be presented to the Board of Trustees through the Property and Facilities Committee and be included on the agenda of the special meeting scheduled for December 10, 2021.

**Proposal:**

Consistent with standing policy, it is proposed that Auburn University purchase the property located at 345 Voyager Way, Huntsville, AL, and that this action be presented to the Board of Trustees through the Property and Facilities Committee for appropriate action. If approved, the resolution would authorize Auburn University to complete the transaction and acquire the real estate.

**Review and Consultation: Background Information**

The LogiCore buildings were originally built in 2015 as an office facility for the LogiCore Corporation. The property is located on a prominent corner in the Cummings Research Park in Huntsville, AL, with easy access to the remainder of the Research Park, the Bridgestreet commercial development, I-565 and Redstone Arsenal. Attachment No. 1 depicts the property's location. The LogiCore campus consists of two connected buildings (a two-story main building with offices, auditorium and event space, and a one-story building with offices and a warehouse) with 40,274 square feet all situated on 9.3 acres. If approved, Auburn would purchase the facility for \$13.5 million, which is commensurate with similar buildings purchased or constructed in recent years in the Cummings Research Park. In addition to the purchase price, additional funds will be required to purchase furniture, computers, modify security access, and a few areas may need renovated for use as research labs. If the cost of the renovations exceed the Board of Trustees capital project threshold, a separate project will be brought to the Board of Trustees for approval through the standard capital project approval process at a subsequent date.

## **Establish a Significant Presence in Huntsville**

The proposed purchase will allow Auburn University to plant a flag firmly in the heart of Huntsville's technology sector and establish a significant permanent presence in the Huntsville and Redstone Arsenal communities. While Auburn University's Vice President for Research and Economic Development and its Samuel Ginn College of Engineering currently maintain a modest set of leased offices in the Cummings Research Park, this new facility will provide a permanent and noteworthy home for Auburn University in Huntsville.

Redstone Arsenal, which manages over \$50 Billion in contracts, is home to many of Auburn University's research sponsors (eg. FBI, NASA, US Army Aviation and Missile Center, Redstone Test Center, Space and Missile Defense Command, Missile Defense Agency, and Missile and Space Intelligence Agency). Similarly, numerous private sector aerospace and defense industry partners and biotech organizations are located in Huntsville. The FBI is projected to add another 2,000 employees in the next two years and the introduction of the Space Command to Redstone Arsenal is projected to bring another 1,400 jobs. With the continuing rapid growth of research opportunities in the Huntsville and Redstone Arsenal communities and the strategic goals for continued growth in Auburn University's research program, the purchase of this property will address long-term and strategic needs for collaborative research space for Auburn University faculty, research professionals, and students. Purchasing this building will allow Auburn University to significantly increase its ranks of research professionals and graduate student researchers who will be stationed in Huntsville and will work closely with our aerospace, defense and biotech partners to solve some of their toughest technology challenges.

The property also will serve as the home for education, outreach, and alumni events for Auburn University in Huntsville. Student recruiting events, undergraduate and graduate student poster sessions customized for Redstone customers, and career development events can all be held in the event spaces and auditorium in the LogiCore main building. The buildings will facilitate on-site delivery of specialized offerings of course content and other continuing professional development courses offered by Auburn University to the thousands of scientists and engineers in the Huntsville area. Finally, Auburn alumni will now have a home in Huntsville where events are held and connections are rekindled.

The purchase of the proposed property would allow Auburn University to aggressively expand its ongoing research programs with Redstone Arsenal and Huntsville area partners. This expansion will allow programs such as those in the Samuel Ginn College of Engineering to continue their trajectory of significant growth in external research funding, which corresponds with the university's strategic goals for research, and further propel Auburn to status as one of the nation's top research institutions. The 9.3 acre site provides adequate room to add additional buildings in the future, if needed.

## **Conclusion**

Board of Trustees Policy D-10, "Real Estate Acquisition Policy", requires that the acquisition of real property must be approved by the Board. Consistent with the policy, two MAI appraisals were obtained, and the proposed purchase price does not exceed the appraised value.

If you concur, it is requested that a resolution approving the acquisition of the LogiCore property be presented to the Board of Trustees for its consideration at its special meeting scheduled for December 10, 2021.

# Attachment 1

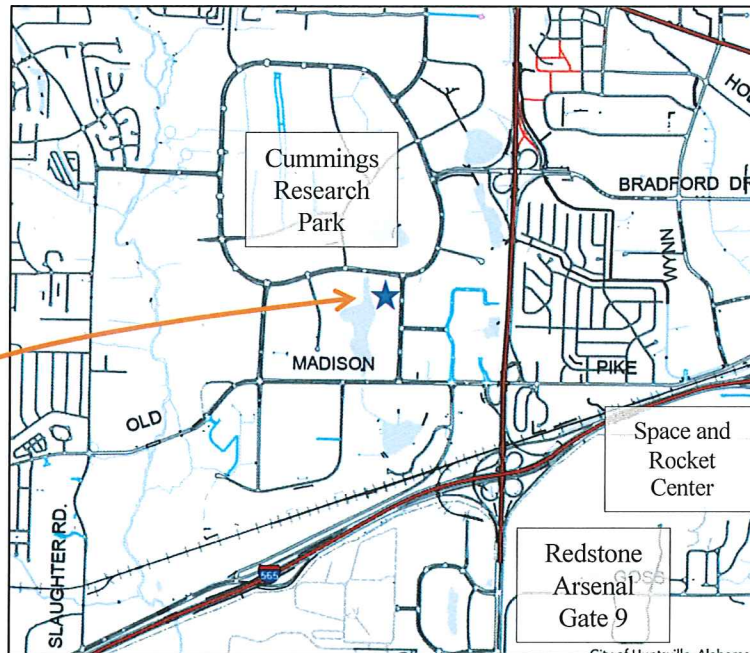


Figure 1. Site map.

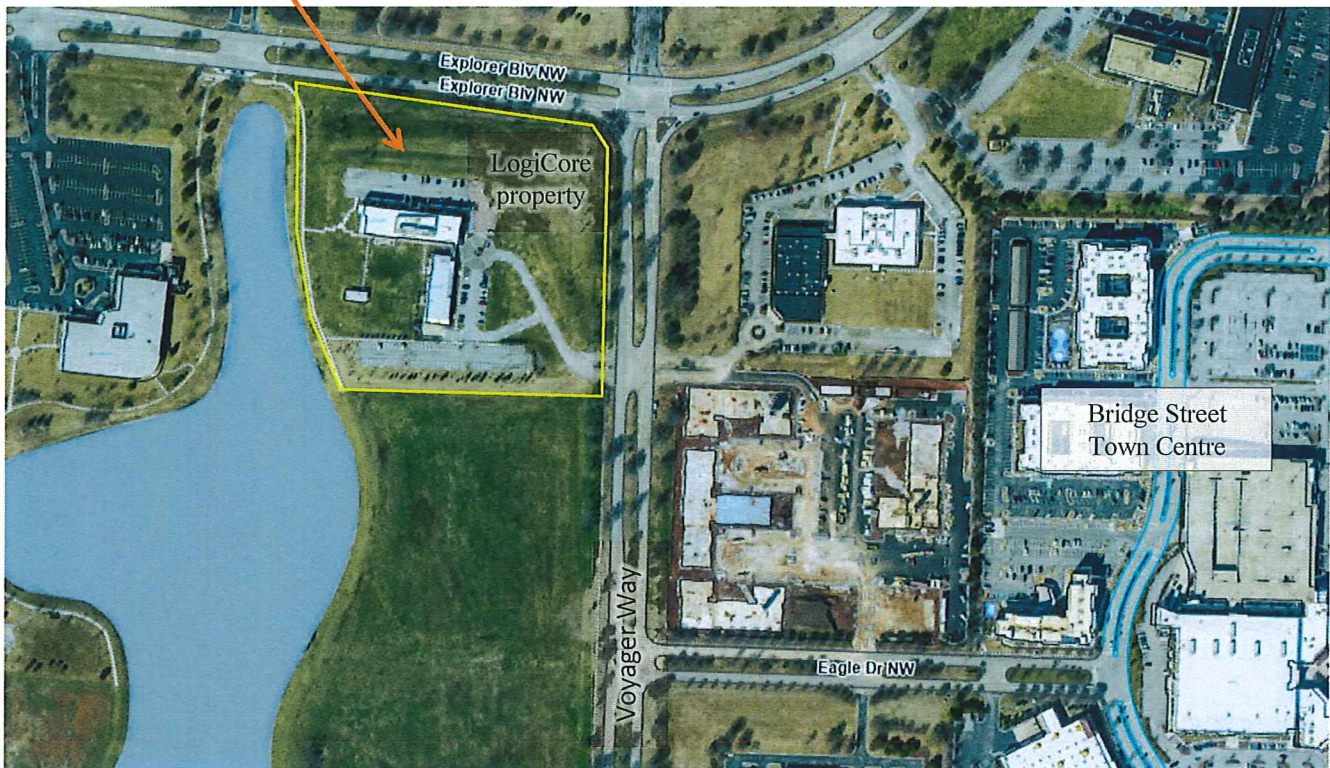


Figure 2. Aerial view of LogiCore property and nearby Bridge Street Town Centre. Property address is 345 Voyager Way NW, Huntsville, AL.

## Attachment 2



Figure 1. Elevated view of LogiCore property looking west from Voyager Way.



Figure 2. Ground views of LogiCore buildings with conceptual Auburn University signage.

## RESOLUTION

### REAL ESTATE ACQUISITION: LOGICORE PROPERTY, HUNTSVILLE, ALABAMA

WHEREAS, an opportunity exists for the Board of Trustees to consider the purchase of the LogiCore property located in Huntsville, Alabama; and

WHEREAS, the LogiCore property consists of a two-building campus located in the Cummings Research Park at 345 Voyager Way, Huntsville, Alabama, with a main two-story office building and a single-story office/warehouse building with a total of 40,274 square feet and 9.3 acres of commercial property (see attachments 1 and 2); and

WHEREAS, the proposed purchase will allow Auburn University to plant a flag firmly in the heart of Huntsville's technology sector and establish a significant permanent presence in the Huntsville and Redstone Arsenal communities; and

WHEREAS, given the rapid growth of research opportunities in the Huntsville and Redstone Arsenal communities and the strategic goals for continued growth in Auburn University's research program, the purchase of the proposed property will address long-term and strategic needs for collaborative research space for Auburn University faculty, research professionals, and students; and

WHEREAS, the building also will serve as a location for on-site delivery of specialized offerings of course content and other continuing professional development courses offered by Auburn University; and

WHEREAS, the building also will serve as a permanent home for Auburn University student recruiting and alumni events; and

WHEREAS, if approved, Auburn University would purchase the facility for Thirteen Million Five Hundred Thousand Dollars (\$13,500,000) from General Funds, which is a price commensurate with the recent construction or sale of other similar buildings in the Cummings Research Park; and

WHEREAS, Board of Trustees policy, "D-10 Real Estate Exchange Policy", requires Board approval for the acquisition of the property, and consistent with the policy, two MAI appraisals were obtained; and

WHEREAS, the purchase price will not exceed the appraised value of the property.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Auburn University that Jay Gogue, President, or such person as may be acting as President, is hereby authorized and empowered to take such action as is necessary to purchase approximately 9.3 acres of real property located at 345 Voyager Way, Huntsville, Alabama, at a purchase price not to exceed Thirteen Million Five Hundred Thousand Dollars (\$13,500,000). All documents consummating the purchase of the property shall be reviewed, as to form, by legal counsel for Auburn University.

# Attachment 1



Figure 1. Site map.



Figure 2. Aerial view of LogiCore property and nearby Bridge Street Town Centre.  
Property address is 345 Voyager Way NW, Huntsville, AL.

## Attachment 2



Figure 1. Elevated view of LogiCore property looking west from Voyager Way.



Figure 2. Ground views of LogiCore buildings.