HSC OP: 01.06, **Land Development**

PURPOSE: The purpose of this Health Sciences Center Operating Policy and Procedure (HSC OP) is to guide private and future development of Texas Tech University System (TTUS) lands.

REVIEW: This HSC OP will be reviewed by September 1 of every fourth year (E4Y) by the Vice Chancellor for Facilities Planning and Construction (FP&C).

POLICY/PROCEDURE:

1. Board of Regents' Policy:
   Section 09.07.1, *Regents' Rules*

   a. The Regents wish to ensure that the lands designated for development are reserved for uses that contribute to overall campus development, are consistent with Texas Tech academic goals and policies, and cannot be accommodated on Texas Tech property without special arrangement.

   b. Such development activities will normally be developed by Texas Tech University and Texas Tech University System (TTUS) faculty and staff.

shall indemnify and hold harmless Texas Tech for any loss in any manner arising from the use of the leased property.

i. Lessee shall be responsible for and assure Texas Tech that all necessary road and utility infrastructure and all public services required by the project, including, but not limited to physical security, public safety, fire suppression and emergency services, are available to the project.

j. The lessee shall not use the name Texas Tech or other names or descriptions which would imply or suggest endorsement by, or affiliation with the TTUS, without prior express written permission from Texas Tech.

k. The lessee shall maintain all buildings, grounds, and improvements in a condition acceptable to Texas Tech. All leases of land subject to this policy shall contain language that the lessee shall set aside a negotiated annual percentage contribution to a reserve account for replacement of buildings, grounds and other improvements, said amount to be determined by Texas Tech. The reserve account shall be held by a fiduciary selected by Texas Tech. Texas Tech shall have the right to audit the reserve account records annually.

l. The lease shall provide for the reversion of the property to Texas Tech in the event the specific use is changed without the approval of Texas Tech.

m. Upon termination of the lease or upon reversion of the premises to Texas Tech, the lessee must remove, at its own expense, such improvements as Texas Tech at that time may direct, and must transfer ownership, without cost, to Texas Tech of improvements remaining on the premises along with any remaining reserve accounts. With the exception of improvements which are transferred to Texas Tech ownership, the lessee or purchaser must restore the premises and land to the original condition without cost to Texas Tech.

n. All leases of land subject to this policy shall require the lessee to develop the land for the agreed uses within a time period specified in the lease or the land shall revert to Texas Tech and all payments to Texas Tech forfeited.