I. ACTION ITEMS:

A. Approval of the Minutes of the Meeting of January 14, 2019.
B. Policy Calendar
   1. LaGuardia Community College – Lease Renewal at 30-20 Thomson Avenue

II. INFORMATIONAL ITEMS:

A. Report of the Senior Vice Chancellor
B. Real Estate Items Currently Under Negotiation – New and Updates
   (for discussion in Executive Session)

March 2019
The meeting was called to order by Committee Chair Brian D. Obergfell at 4:32 p.m.

The following people were present:

**Committee Members:**
- Hon. Brian D. Obergfell, Chair
- Hon. Sandra Wilkin, Vice Chair
- Hon. Michael Arvanites
- Hon. Charles A. Shorter

**University Staff:**
- Chief of Staff Gustavo Ordóñez
- General Counsel for CUCF and Executive University Counsel Lisa Bova-Hiatt
- Director of Capital Budget Gwen Perlman

**Faculty Member:**
- Prof. James McElwaine, representative

**Student Member:**
- Mr. Leonard Blades, representative (joined @4:35 p.m.)

**Trustee Staff:**
- Assistant Secretary Towanda Lewis
- Ms. Adalina Quinones

The agenda items were considered and acted upon in the following order:

**I. ACTION ITEMS:**

A. **APPROVAL OF THE MINUTES OF THE MEETING OF NOVEMBER 19, 2018.** Moved by Committee Chair Obergfell and seconded by Committee Vice Chair Sandra Wilkin, the minutes were unanimously approved as submitted.

B. **POLICY CALENDAR**

1. **The City University of New York – Five Year Capital Budget Request, FY 2019-20 through FY 2023-24.** Committee Chair Obergfell requested the Committee’s approval of the five-year Capital Budget Request for Fiscal Years 2019-20 through 2023-24 of approximately $6.2 billion for projects authorized by the City University Construction Fund.

   Director of Capital Budget Gwen Perlman presented the University’s Capital program overview, including CUNY’s Five-Year Capital Funding need.

   Moved by Committee Chair Obergfell and seconded by Trustee Charles Shorter, and following discussion, the item was unanimously approved for submission to the Board.

2. **Lehman College – Commend Emergency Telephone System Upgrade.** Committee Chair Obergfell requested the Committee’s approval of the City University Construction Fund to execute a purchase order for the equipment and services to upgrade the Lehman College campus-wide commend emergency telephone system.

   A discussion about the upgrade followed, including benefits, and location for the reason of school and staff safety.
Moved by Committee Chair Oberfell and seconded by Trustee Shorter, and following discussion, the item was unanimously approved for submission to the Board.

3. The City University of New York – Lease for Space at 1395 Lexington Avenue, New York. Committee Chair Oberfell requested the Committee’s approval to authorize the General Counsel and Vice Chancellor of Legal Affairs to execute the new dorm lease on behalf of Hunter College.

A discussion about the dorm lease followed, including the contract cost for dorm beds, magnet dorm options, and ADA accessibility.

Moved by Committee Chair Oberfell and seconded by Trustee Michael Arvanites, and following discussion, the item was unanimously approved for submission to the Board.

4. Hunter College – West Building – Replacement of Air Handling Unit (AHU-ABC-13). Committee Chair Oberfell requested the Committee’s approval of the City University Construction Fund to execute a purchase order for the replacement of the air-handling unit on the 6th Floor of the West Building.

A discussion about the air-handling unit replacement followed, including Minority and Women-owned Business Enterprise (MWBE) participation, cost, and unit capacity.

Moved by Committee Chair Oberfell and seconded by Trustee Shorter, and following discussion, the item was unanimously approved for submission to the Board.

Committee Chair Oberfell moved to adjourn the meeting. The motion was seconded by Committee Vice Chair Wilkin and the meeting was adjourned at 4:55 p.m.
LAGUARDIA COMMUNITY COLLEGE - LEASE RENEWAL AT 30-20 THOMSON AVENUE

WHEREAS, the City University of New York (the “University”) currently leases, on behalf of LaGuardia Community College (“LaGuardia”), the first, second, and third floors as well as a portion of the Atrium, consisting of 194,058 rentable square feet of office and classroom space, at 30-20 Thomson Avenue, Queens, New York pursuant to a lease that commenced on January 1, 2009 and is set to expire on April 30, 2020 (the “Current Lease”);

WHEREAS, under the Current Lease the annual base rent for the first, second and third floors is $4,517,343 ($27.00/SF), the annual base rent for the Atrium space is $481,482 ($18.00/SF), the landlord is responsible to maintain the building, and the University is responsible for electrical usage, HVAC maintenance, cleaning and its share of real estate taxes, over a base year; and

WHEREAS, the University intends to enter into a five year lease renewal agreement to allow LaGuardia to continue its operations at the space uninterrupted upon the same terms and conditions as the Current Lease except that during the five year renewal term the annual base rent for the first, second and third floors will be at $5,186,579 ($31.00/SF) and the annual base rent for the additional Atrium space will be $534,980 ($20.00/SF) (the “Lease Renewal”).

NOW, THEREFORE, be it

RESOLVED, that the University’s Board of Trustees authorizes the General Counsel and Vice Chancellor of Legal Affairs to execute the Lease Renewal on behalf of LaGuardia Community College. The Lease Renewal shall be subject to approval as to form by the University Office of the General Counsel.

EXPLANATION: The space provided under the Lease Renewal supports LaGuardia with general classrooms, computer labs, and office space for various departments and programs including the Accelerated Study in Associate Programs (ASAP), College Discovery, and the Instructional Media and Distribution Department.

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