HUNTER COLLEGE - SCIENCE AND HEALTH PROFESSIONS PROJECT

RESOLVED, That the Board of Trustees of the City University of New York (the “Board”) authorizes the City University of New York (“CUNY”) to undertake a public-private project (the “Project”) with Memorial Sloan-Kettering Cancer Center (“MSKCC”) for: (i) the acquisition of vacant land at 525 East 73rd Street (Manhattan Block 1485, Lot 15) (the “73rd Street Property”) from the New York City Economic Development Corporation (“NYCEDC”); and (ii) the joint development with MSKCC of the 73rd Street Property, where CUNY will develop on its portion of the 73rd Street Property the Hunter College Science and Health Professions building (the “Hunter College Science Building”); and be it further

RESOLVED, That the Board authorizes CUNY to obtain all required land use approvals, and governmental approvals, for the development of the New Hunter College Science Building at the 73rd Street Property; and be it further

RESOLVED, That the Board authorizes CUNY to expend State appropriated funds for the purpose of developing temporary space for the Brookdale Campus programs and for the purpose of developing the Hunter College Science Building; and be it further

RESOLVED, That the Board certify that a portion of the Brookdale Campus will no longer be used for senior college purposes, allowing it to be transferred to the City of New York (“City”), pursuant to Section 6219 of the New York State Education Law, as CUNY’s consideration for its portion of the 73rd Street Property; and be it further

RESOLVED, That the Board authorizes the General Counsel to execute all agreements in connection with the Project, including a Contract of Sale and any related documents with NYCEDC for the acquisition of the 73rd Street Property and a Memorandum of Understanding, a development agreement and any related documents with MSKCC, or another affiliate of MSKCC, for the joint development of the 73rd Street Property, subject to their approval by the University Office of the General Counsel; and be it further

RESOLVED, That the Board requests the City University Construction Fund to authorize and execute any documents related to the Project, if necessary or desired by CUNY.

EXPLANATION:

CUNY is entering into a public-private partnership with MSKCC to acquire and jointly develop the 73rd Street Property. A New York City Department of Sanitation garage formerly occupied the 73rd Street Property. The joint development at the 73rd Street Property will include (i) the Hunter College Science Building, a new 300,000 square foot science building for Hunter College to serve the School of Nursing and Health Professions and upper-level science classes and (ii) a new 700,000 square foot outpatient cancer center for MSKCC.
Currently, Hunter’s health sciences and nursing programs are located on the Hunter Brookdale campus at East 25th Street and First Avenue. CUNY’s contribution to the acquisition of the 73rd Street Property will be a portion of the Brookdale campus, which will be transferred to the City to be developed by the City as a sanitation garage facility. As a result, the programs at Brookdale will need to be temporarily relocated until the Hunter College Science Building is completed.

CUNY has identified space that can be renovated at Fiorello H. LaGuardia Community College’s Center 3 Building to house the Brookdale programs temporarily. Approximately 85,000 square feet of space in Center 3 will be renovated. When the Brookdale programs vacate the Center 3 space to move to the Hunter College Science Building, the space will be turned over to LaGuardia Community College for its use. The Center 3 renovation will be developed in accordance with LaGuardia Community College’s Master Plan.

Land Use approvals for the 73rd Street Property are expected to be complete by the Fall of 2013. Construction of the temporary space at LaGuardia’s Center 3 is anticipated to be complete by the Fall of 2015. Combined, these phases are estimated to cost approximately $54 million of existing State appropriated funds. The Hunter College Science Building is estimated to cost $450 million in State appropriated funds and is anticipated to be complete by Fall 2019.

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