The meeting was called to order at 4:06 p.m.

There were present:

**Committee Members:**
- Hon. Marc Shaw, Chair
- Hon. Wellington Z. Chen
- Hon. Rita DiMartino
- Hon. Charles Shorter
- Prof. Karen Kaplowitz, faculty member

**University Staff:**
- Chancellor Matthew Goldstein
- Executive Vice Chancellor and Chief Operating Officer Allan H. Dobrin
- Vice Chancellor Iris Weinshall
- Vice Chancellor Garrie Moore

**Trustee Observer:**
- Hon. Manfred Philipp
- Hon. Simone Lamont

**Trustee Staff:**
- Senior Vice Chancellor and Secretary of the Board Jay Hershenson
- Senior Vice Chancellor and General Counsel Frederick Schaffer
- Deputy to the Secretary Hourig Messerlian
- Mr. Steven Quinn

The agenda items were considered in the following order:

### I. ACTION ITEMS:

**A. APPROVAL OF THE MINUTES OF THE MEETING OF APRIL 6, 2009.** The minutes were approved as submitted.

**B. POLICY CALENDAR**

1. **Resolution to authorize the City University Construction Fund to expend funds on contracts related to the Center for Sustainable Energy and the new Sustainable Business and Technology Incubator, on behalf of the Bronx Community College.** Vice Chancellor Weinshall stated that Phase 1 of this project will include demolition of Paterson Hall on the campus, which has stood unused since CUNY received the building from the U.S. Army in 2002. Once Paterson Hall is removed the site will be used to house the Center for Sustainable Energy and a new sustainable business and technology incubator. The cost of this project is not to exceed $15 million.

In response to a question, Vice Chancellor Weinshall stated that one of the goals of this project is to meet the energy needs of this building in a sustainable way.
2. Resolution to authorize the City University Construction Fund to expend funds on a contract for construction of a new Welcome Center in the Nammm Commerce Center on behalf of New York City College of Technology. Vice Chancellor Weinshall stated that the New York City College of Technology currently has no central information resource for visitors and prospective students. This project will construct a welcome center in the Nam Commerce Center where visitors and prospective students can go to get general information about college programs, facilities, admissions and financial aid. The cost of this project is not to exceed a total of about $759,000.

3. Resolution to authorize the City University of New York to execute development and operations agreements with the New York University School of Medicine or its affiliates for the new medical simulation center, a public/private partnership between CUNY and NYU; and to authorize the City University Construction Fund to execute any documents related to the Project on behalf of CUNY. Vice Chancellor Weinshall stated that this partnership will provide a state-of-the-art medical simulation center in Bellevue Hospital, to be used for training in trauma management and first response and emergency medicine. The capital contribution is a $21.4 million grant, which the University received from both New York State and New York City. Bellevue has been extremely cooperative and so the goal would be for NYU, CUNY, and Bellevue all to use this state-of-the-art facility.

In response to a question, Committee Chair Shaw stated that the SIM Center Steering Committee is basically a four person management committee. Because the University is not creating a corporate entity, the steering committee is the entity formed between NYU and CUNY that will engage in the day-to-day running of the Center—it is not a policy committee.

4. Resolution to authorize the City University Construction Fund (CUCF) to enter into a ground lease with 118th Street Residences, LLC, for a parcel of property in East Harlem for construction of a faculty residence; the City University of New York (CUNY) to execute agreements among 118th Street Residences, The Brodsky Organization, and CUCF related to the leasing, development, and management of the facility; and CUNY Board of Trustees to provide the funds required to guarantee rents at the facility. Vice Chancellor Weinshall stated that this project will provide a fifty-eight unit residence facility for faculty in order to attract new faculty and to enhance the educational mission of CUNY and the colleges. The project will involve leasing property in East Harlem adjacent to the new campus for CUNY’s Hunter School of Social Work and will offer transitional housing—residence limited to one or two years—primarily for new faculty members. The rent on the units will be guaranteed by funds granted by the Board of Trustees. She noted that the University is still working out the financing terms with the bank. If the financing works out as hoped, the University will need the ability to move quickly to close, hopefully in July.

In response to several questions, Vice Chancellor Weinshall stated that the revenues for the bond guarantee will be from the rents, which have not yet been determined. The University is still working on the pro forma with the bank and the Brodsky organization. The financing for any real estate project is tenuous at this time and the University is working with the bank to make this an economically viable deal, both for the University and for the faculty. The Office of Facilities Planning and Management will work with the Brodsky organization in determining reasonable rents and how they are increased. A survey has been performed and the University has an idea of what incoming faculty members are prepared to pay.
Chancellor Goldstein added that this is highly co-amortized. The University knows the boundaries and it is now a matter of specifics.

In response to a question, Vice Chancellor Weinshall confirmed that if there was need for an operating subsidy, the matter would have to come back to the Board.

Vice Chancellor Weinshall stated that the scenario envisioned by the administration is that the colleges would be approached about taking a certain number of apartments. The payments from the colleges would be up front so that the bonds would be guaranteed to be paid. The colleges would then determine the subsidies that they want to offer the faculty members.

Committee Member Kaplowitz stated that this is an important project, as the University's experiences in recruiting faculty show the challenges housing poses for people moving to the City.

Vice Chancellor Weinshall confirmed that the agreements between incoming faculty members and the University would be license agreements. The idea is that this will be transitional housing until they get used to New York City. She added that, by starting construction on this project at the same time as on the Hunter School of Social Work, the University will reap the benefits of lower construction costs.

5. Resolution to authorize the execution of a new twenty-year lease at 395 Hudson Street, New York, on behalf of the CUNY Central Office. Vice Chancellor Weinshall stated that the University's computer center has outgrown its current space at 555 West 57th Street, and after a long site search for a new facility 395 Hudson Street has been selected. The facility offers 138,000 square feet of rentable space that is already built out as a data center, which will save the University the significant cost of renovations. The site also includes office and support space as well as a backup generator currently lacking at the 57th Street site—as well as easy access to public transportation.

In response to a question Vice Chancellor Weinshall stated that the Carpenter's Union is the landlord.

6. Resolution to authorize an amendment to a prior resolution (approved September 22, 2008; Cal. N. 5D) for a lease agreement at 30-20 Thomson Avenue, Long Island City, New York, on behalf of LaGuardia Community College. The amendment is to authorize the addition of approximately 23,000 rentable square feet to the terms of the lease agreement. Vice Chancellor Weinshall stated that this space will be used by LaGuardia to run a program for the City of New York related to stimulus money the City received for workforce development. The first few years of the lease will be covered by the grant the University is receiving from the City of New York and then afterwards CUNY will assume the lease obligation for the space.

7. Resolution to authorize CUNY to extend by, at most, 18 months, an existing month-to-month lease of space at 620 Isham Street (aka 108 Cooper Street), Washington Heights, New York, currently being used to support "CUNY in the Heights" general education programs jointly administered by Hostos Community College and the Borough of Manhattan Community College. Vice Chancellor Weinshall stated that the University is currently looking for other space, but in this part of Washington Heights there is not an abundance of office space.
Resolution to authorize CUNY to execute agreements as necessary related to a student housing facility at 45-56 Pearson Street, Long Island City. Vice Chancellor Weinshall stated that this project will provide a 600-bed housing facility to CUNY students based on the results of a market demand study completed in January 2008 and an RFP issued in June of 2008. As a result of an RFP process to find or create a dorm for students from the various Manhattan campuses, the University has selected a developer that does not need CUNY to provide financing or be its partner. All the developer wants is an agreement that the University will direct students to this facility. This resolution will authorize the University to go ahead with the agreement so the developer can get financing and begin construction. She noted that many students in the demand study indicated that the two neighborhoods after Manhattan they most wanted to live in are Long Island City and anywhere in downtown Brooklyn.

In response to several questions, Vice Chancellor Weinshall stated that the University is still in negotiations with the developer, and that the site is closer to P.S.1 than Queens Landing.

In response to a question, Vice Chancellor Weinshall stated that the CUNY-related entity that would lease the property to the developer is an LLC the University would create.

In response to a question, Vice Chancellor Weinshall stated that the non-compete clause to be included in the Affiliation Agreement would just be for a couple of years so that leases can be lined up and publicity generated.

Following discussion, items I.B.1. through I.B.8. were approved for submission to the Board.

The meeting was adjourned at 4:25 p.m.