The meeting was called to order at 4:07 p.m.

There were present:

**Committee Members:**
Hon. Freida D. Foster, Chair  
Hon. Jeffrey S. Wiesenfeld, Vice Chair  
Hon. Wellington Chen  
Hon. Rita DiMartino  
Hon. Charles Shorter  
Prof. Karen Kaplowitz, faculty member  
Sherrie Moody, student member  
President Jennifer Raab, COP liaison

**University Staff:**

Chancellor Matthew Goldstein  
Executive Vice Chancellor and Chief Operating Officer Allan Dobrin  
Vice Chancellor Iris Weinshall

**Ex-officio:**
Hon. Benno Schmidt  
Hon. Philip A. Berry

**Trustee Observer:**
Hon. Manfred Philipp

**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 7, 2010.** The minutes were unanimously approved as submitted.

B. **POLICY CALENDAR**

1. **Brooklyn College – Campus-Wide Fire Alarm and Security System Upgrades:** Vice Chancellor Iris Weinshall stated that because of the building expansion across the campus the existing alarm systems need to be expanded and upgraded to be brought up to code. Work includes a feasibility study, a new central command station in Ingersol Halls and an insulation of new infrastructure for the fire alarm system.

2. **Hostos Community College – 475 Grand Concourse ADA Renovation Project:** Vice Chancellor Weinshall stated that when the college took over this former tire factor in the 1970s, it did very few renovations. This project will convert the buildings twenty existing
toilet rooms to twelve, six each for men and women that are ADA compliant. They will be larger, more energy and water efficient and easier to clean.

3. Lehman College - New Modular Child Care Center: Vice Chancellor Iris Weinshall stated that an increasing demand for campus daycare facilities prompted plans to construct an expanded childcare facility within the vacant T-2 building. When the T-2 site was chosen instead for the college’s new science facility, it was decided to install a modular building between David and Shuster Halls to house the proposed childcare facility. This will be the second modular project that we are doing here at CUNY in this year and we’ve had a lot of success with these modular buildings.

4. City University of New York – Lease Extension at 620 Isham Street (aka 108 Cooper Street), New York, NY, for “CUNY in the Heights”: Vice Chancellor Iris Weinshall stated that this item authorizes a one-year extension of the existing lease of facilities used for the “CUNY in the Heights” general community education programs jointly administered by the Borough of Manhattan and Hostos community colleges.

5. City University of New York – Lease Renewal at One MetroTech Center, Brooklyn, on behalf of Medgar Evers College: Vice Chancellor Iris Weinshall stated that the college would like to take these administrative functions and move them back on the campus. In order to be able to do that they have to do construction work on the campus and need to extend the existing lease to allow for those renovations.

6. City University of New York – New Lease at 50 W. 40th St., New York, NY: Vice Chancellor Iris Weinshall stated that this site, which is the former Katherine Gibbs School, is already fitted out with classrooms and offices and relevant support space and will require minimal renovation to accommodate the college’s needs. Until the new community college gets up to speed, SPS will use this location and it will also be made available to other colleges.

7. City University of New York – New Lease at 132 W. 31st St., New York, NY: Vice Chancellor Iris Weinshall stated that the CUNY School of Professional Studies currently operates in a variety of locations scattered throughout Manhattan. This new facility at West 31st Street has been identified as a suitable central location for consolidating the school’s academic and administrative functions.

8. City University of New York – Purchase of Vacant Parcel at 3069 Villa Avenue, The Bronx, on behalf of Lehman College: Vice Chancellor Iris Weinshall stated that the college’s School of Nursing is currently housed in the T-3 building, currently slated for demolition to make way for Phase 2 of the college’s new science facility. There being no suitable space elsewhere on campus for the nursing school, a vacant lot nearby has been identified as suitable for constructing a modular building that can house the school temporarily until such time as the school can be relocated back on campus. At that time the site and modular building will be put to use for other academic programs for the college as needed.

Following discussion, Items I.B.1–I.B.8 were unanimously approved for submission to the Board.

In response to a question Vice Chancellor Weinshall stated that 50 West 40th is a temporary home for the college. CUNY already owns a parcel of land where North Hall is located, which is part of John Jay College. The functions of North Hall will now go into the new building that is
being constructed for John Jay College, and it is expected that North Hall will be the site of the
new community college’s permanent home.

In response to a question, Chancellor Matthew Goldstein stated that the 50 West 40th facility can
house about six or seven thousand students.

In response to a question, Chancellor Goldstein stated that the University is always evaluating the
tradeoffs of leasing and purchasing and the decisions are driven by the economics of the time in
which the University is operating. It is partially a function of where the money is, on the operating
side for leased space, on the capital side for buying buildings. It is also not always the smartest
thing to own. Sometimes it is better to have flexibility and be nimble so that one can make
changes.

Executive Vice Chancellor Allan Dobrin added that the state and the city have also been
generous in terms of picking up lease costs.

In response to a question, Vice Chancellor Weinshall confirmed that the University hopes to have
a private public partnership on the space.

Chancellor Goldstein added that the idea is to leverage off of the private developer so that CUNY
could build a facility at a vastly reduced price.

In response to a question, Vice Chancellor Weinshall stated that, in dealing with rising enrollment,
one of the things the University needs to look at is the usage of the space on the campuses.
Clearly not all spaces are being used eleven or twelve hours a day and before the University
considers leasing more space it has to look at the space usage on each individual campus. For
the next couple of years it is not going to be perfect but it is enough to get CUNY through. Maybe
some of the on campus spaces that the campuses lease out will have to be used solely for
instruction.

In response to a question, Vice Chancellor Weinshall confirmed that the University has a central
system for tracking University properties across all of the campuses which is used for planning
purposes. In response to a question Vice Chancellor Weinshall stated that the ten year period on
the lease for 50 West 40th is to build in a little bit of leeway for the completion of the new
community college’s home at John Jay. We didn’t want the landlord at the door you know kicking
us out. This is great space and, if the new community college moves out early, Hunter, The
Graduate Center or BMCC would be able to use this space.

In response to a question, Chancellor Goldstein stated that the University is on target in its
preparations for the new community college. The University is currently interviewing for the
founding president, running searches to hire the first eight founding faculty positions that have
been authorized, working with the State Education Department, and running a series of
University-wide committees.

In response to a question, Vice Chancellor Weinshall stated that it is the University’s hope that
the building for the new community college would be a public private partnership. The new
community college will require about 450,000 square feet, and there will be somewhere between
400,000 and 500,000 square feet for private developer use. The administration is still waiting for
the market to get a little bit stronger, but is looking at developing the RFP now.
II. INFORMATION ITEMS:

A. Presentation: CUNY Simulation Center

Vice Chancellor Weinshall stated that in the wake of 9-11 there was a tremendous drive to create a first responders program as well as an allied healthcare simulation training facility in lower Manhattan. BMCC took the lead for CUNY and in 2004 the University received both city and state appropriations of $21 million for the construction of this type of center. In 2008 NYU Medical Center approached CUNY about collaborating to build this simulation center. NYU brought to the table training, educational and research expertise. CUNY was able to bring the money to the table and strike a deal with Bellevue Hospital to lease the space to create a 25,000 square foot state of the art simulation center. The location is the C and D wing of Bellevue Hospital at 462 First Avenue. Ballinger Associates was identified as the preeminent firm that does simulation labs and facilities in the country, and the project is now to the point where construction is going to start soon at the site.

Vice Chancellor Weinshall introduced Ms. Dana Sunshine, Assistant Director of Public/Private Partnerships, in the Department of Facilities Planning, Construction, and Management, CUNY, and Mr. Todd Drake, of Ballinger Associates.

***PRESENTATION Ms. Dana Sunshine***

***PRESENTATION BY Mr. Todd Drake***

B. College of Staten Island Dormitory Update

Vice Chancellor Weinshall gave an update on the plans, approved in June 2008, to establish three residential buildings at the College of Staten Island including a 600-bed dorm to be developed and operated by ACCACC. Right after the approval the financial market bottomed out and ACC had a lot of difficulty financing this project under the guidelines the University had set down. Working with the college and ACC a new vision for this dormitory has been developed: a single building which will include 440 beds. The University, the college administration, and ACC are exploring financing options for this project, and going to back to update the demand study that was prepared a number of years ago. A new resolution on this matter will hopefully be ready for the Committee's action in the fall.

The meeting was adjourned at 4:47 p.m.