The meeting was called to order at 3:10 p.m.

There were present:

Committee Members:
Hon. Freida D. Foster, Chair
Hon. Jeffrey S. Wiesenfeld, Vice Chair
Hon. Rita DiMartino
Prof. Kay Conway, faculty member
Hon. Cory Provost, student member

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

Trustee Observers:
Hon. Sandi E. Cooper
Hon. Kafui K. Kouakou, USS Chair-Designate

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

The agenda items were considered in the following order:

I. ACTION ITEMS:

B. POLICY CALENDAR

4. The City University of New York – Five-Year Capital Budget Request. Vice Chancellor Iris Weinshall stated that the capital budget is done on a five-year plan. The current five-year program began in 2008. CUNY received subsequent funds given in other years–what is termed as technical updates or technical adjustments to the capital. Planning on the next five-year plan will start in January 2012, and in light of the economic atmosphere both in the city and the nation, the University is going to have more modest expectations than it has had for the current five-year plan. At this time, CUNY has received no indication from the Governor's Office or the DOB as to what to expect in the plan.

Vice Chancellor Weinshall stated that this five-year plan was developed just as she joined CUNY almost five years ago. The achieved result was pretty significant and the University received about $1.8 billion. Some of the projects were fully-funded and some were only partially-funded, but CUNY was very appreciative for getting funds to start the design of various projects because clearly funding moves them along. In addition, both the Governor and legislature at that time were aware that the University would have to come back for additional financing of these projects. Vice Chancellor Weinshall added that as a result of the many years of the budget process the University has a great deal of appropriated and re-appropriated money. This resembles having money in a restricted bank account: the funds cannot all be spent on day one, but they are available if the go
ahead is received to spend that money. In total, CUNY has $3.3 billion in senior college appropriations and $568 million in community college appropriations.

Vice Chancellor Weinshall noted that one of the big initiatives that the University embarked on in the last few years has to do with critical maintenance. An in-depth study was done to figure out how much deferred maintenance was going on at the campuses, and the resulting numbers were staggering. As a result of this report, the state recognized that CUNY needed to have a very good critical maintenance program and agreed to appropriate $284 million for the senior colleges over a five-year period. For the community colleges, it is a 50/50 match and the state felt that if the city was not going to appropriate their portion, there was no need for the state to waste their appropriations. However, the University has been very successful in terms of getting the city to appropriate critical maintenance money, and the state has lived up to its promise and has matched that money as well. There are a number of community college projects that are in need of this city match to get their projects done. Working with the Office of Senior Vice Chancellor and Board Secretary Jay Hershenson, CUNY has been able to get OMB to recognize the need to expedite the release of critical maintenance, enabling the start a number of projects. Just in the last three years, the city has awarded over $100 million that can be used for critical maintenance projects throughout CUNY’s community colleges. Much more is needed on the community college side and the University continues to work with elected officials and OMB to appropriate those funds.

Vice Chancellor Weinshall stated that to date CUNY has spent $2.2 billion in capital funds for modernizing and renovating. It has updated its working relationship agreement with DASNY, and this has allowed the University to take responsibility for many of its own projects. More professionals have been hired, internal engineering and project management teams have been created, the size and strength of the Procurement Office has been significantly increased, and greater emphasis is being given to public-private partnerships, thereby leveraging CUNY’s assets and getting projects done in an expeditious and efficient manner. In addition, there have been a tremendous amount of critical maintenance projects: since 2007, over 105 critical maintenance projects have been initiated and completed, or are currently in the process at the senior college campuses. At community college campuses, there are 77 projects that have been initiated since 2007, totaling $268 million.

Vice Chancellor Weinshall noted that CUNY’s capital request for next year is going to be similar to that of last year. $5.6 billion is being requested for the upcoming five-year plan, $4.6 billion for the senior colleges and $1.3 billion for the community colleges. Almost another $100 million in RESO-A funding from the borough presidents and the city is also being requested. The request is based on priorities that have been set by the Board of Trustees and the Chancellor, and two of the University’s biggest priorities are to get full funding for the academic building at New York City Technical College—which will hopefully get off the ground this year, and, to start on the next phase of the Field Building at Baruch College—construction is starting on phase one and additional funds are needed for phase two.

Vice Chancellor Weinshall briefed the committee on buildings that have opened this year and buildings that it is hoped will open in the next year: Hunter College’s Silverman School of Social Work project opened this August, and the CUNY School of Public Health project opened this fall. Both were completed in record time and are great examples of a public-private partnership projects achieved by CUNY. Right next to the Silverman
School is the new dormitory for the Graduate Center that was completed in eleven months which in the construction industry is quite amazing. It is an eight story dormitory that was fully-leased up the day that it opened, and provides a hundred beds for graduate students, some faculty housing. Another public private partnership project that opened this fall was the simulation center located at Bellevue Hospital, a joint venture between CUNY and New York University's Langone Medical Center. This is a state-of-the-art facility for first-responders and emergency response teams. CUNY was able to provide the capital funds for the renovation, which it could not have had without Speaker Sheldon Silver's involvement and commitment to this project. NYU is providing an equivalent amount of operating funds.

Vice Chancellor added that the new façade at City College’s Marshak Building is almost finished--a new glass curtain wall making for a totally different building that is actually only a few weeks away from completion. The new 620,000 square foot John Jay College building on 11th Avenue is opening this week--the building has labs and classrooms, but the most spectacular aspect of this building is that the college will finally have a quad for its students located between the new and original buildings. The next project opening up for the fall term is Fiterman Hall at Borough of Manhattan Community College, and the contractor is working hard to ensure that this building opens up on schedule. Also scheduled for next fall is the new 98,000 square foot North Instructional Building at Bronx Community College--containing classrooms, a library and a beautiful information commons. Another building scheduled to open next year is the new science complex at Lehman College--a 66,000 square foot facility with laboratories for teaching and research, and it is one of those projects which will be in the next five year capital plan.

Vice Chancellor Weinshall stated that also scheduled to be completed next year is the work being done at Hostos Community College, at 500 Grand Concourse. The fifth floor is going to be totally renovated, and all the bathrooms in the building are being renovated to make it ADA compliant. Another project which is scheduled to open imminently is the Kupferberg Center for the Performing Arts, which is one of those projects that as per its agreement with DASNY, CUNY is overseeing the construction, the architecture, and the engineering of. Also scheduled to open next year will be the new CUNY School of Law facility in Long Island City. Major construction will be completed by January and the building will become a spectacular presence for CUNY in Long Island City, opening in September 2012. Another project anticipated by the end of 2012, is the new glass curtain wall which will be going up on Voorhees Hall at the New York City College of Technology, transforming both the college and this part of downtown Brooklyn. The last project is the ASRC project at City College. This is a 400,000 square foot state-of-the-art science facility--the curtain wall is pretty much completed on this building and this will allow for the work to go on in the interior of the building over the winter.

Following discussion, this item was unanimously approved for submission to the Board.

A. APPROVAL OF THE MINUTES OF THE MEETING OF SEPTEMBER 7, 2011. The minutes were unanimously approved as submitted.

1. New York City College of Technology – Lease Renewal. Vice Chancellor Weinshall noted that this resolution would renew a lease at 25 Chapel Street in downtown Brooklyn. Since 2002, the New York City College of Technology has occupied this building for classroom and office space and the lease is due to expire in May of 2012. This resolution will authorize the renewal for an additional fifteen years.
2. **CUNY School of Professional Studies – Lease Agreement.** Vice Chancellor Weinshall stated that this resolution would authorize a new fifteen year lease at a new facility at 119 West 31st Street in Manhattan on behalf of the CUNY School of Professional Studies. Another request for space has previously come before the committee for the School, but that deal could not be finalized with the landlord, the building was subsequently sold, and the new owner has no interest in dealing with CUNY. The proposed space is across the street, in a building that is now occupied by the State.

In response to a question from Prof. Sandi Cooper, Vice Chancellor Weinshall stated that the School of Professional Studies occupies some space at the Graduate Center, at another location on 31st Street off Sixth Avenue, as well as using some space at the New Community College. This new space would give them a new home enabling the School to vacate the other spaces it currently occupies. Lease negotiations with the landlord of the new space are progressing rapidly, but renovations could take another year to the timeline. It is anticipated that the School will relocate to its new home in eighteen months.

Following discussion, items I.B.2 through I.B.2 were unanimously approved for submission to the Board.

3. **Hunter College.** Vice Chancellor Weinshall stated that this resolution authorizes a ten-year contractual agreement on behalf of Hunter College to provide approximately 40 furnished apartments at 1760 Third Avenue in Manhattan. Demand for student housing at Hunter College has really outstripped its 600-bed dormitory at the Brookdale site. The facility at 1760 Third Avenue will provide double and triple occupancy furnished rooms for students from Hunter College and other CUNY institutions, which will be offered at a competitive price for New York City and one that Hunter students can afford.

5. **Kingsborough Community College.** Vice Chancellor Weinshall stated that this item is an amendment to a resolution that was brought to the Board in February of 2007 on behalf of Kingsborough Community College. The amendment would allow an increase in the originally approved amount for the renovation of a section of the college's Bursar's Office, as the scope of the project has expanded to include the entire location. The new cost will be $1.2 million.

In response to a question from Prof. Jay Weiser, Vice Chancellor Weinshall stated that originally just one small part of the Bursar's Office was being renovated, but it was determined that the whole suite needed to be done and the project was expanded, including more HVAC and electrical work. The project tripled in size, therefore, the cost tripled as well.

6. **Queens College.** Vice Chancellor Weinshall stated that this resolution authorizes an agreement to provide credit support for the residence hall known as The Summit on behalf of Queens College. The Letter of Credit extension required for financing the Queens College residence hall will expire in January and must be removed. Because of the uncertainty in the credit markets an extension can only be secured if CUNY guarantees any shortfall in the rent revenue needed for debt service and operating costs. The project has been very successful and fully occupied since its opening in 2009. Any call that the CUNY guarantee would follow a financial obligation by the Queens College Special Projects fund is extremely remote.
In response to a suggestion from Prof. Weiser, Vice Chancellor Weinshall stated that while the Central Administration has not had offers of excess dormitory space from local colleges, the information that FIT has excess dormitory space is useful due to its vicinity to Baruch College.

Following discussion, items I.B.3 through I.B.6 were unanimously approved for submission to the Board.

The meeting was adjourned at 4:40 p.m.