The meeting was called to order at 4:05 p.m.

There were present:

Committee Members:
Hon. Freida D. Foster, Chair
Hon. Jeffrey S. Wiesenfeld, Vice Chair
Hon. Wellington Z. Chen
Hon. Rita DiMartino
Hon. Charles A. Shorter
Prof. Kay Conway, faculty member

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

Trustee Observers:
Hon. Sandi E. Cooper
Hon. Kafui K. Kouakou

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

<table>
<thead>
<tr>
<th>Cal. No.</th>
<th>DISPOSITION</th>
</tr>
</thead>
</table>

The agenda items were considered in the following order:

I. ACTION ITEMS:

B. APPROVAL OF THE MINUTES OF THE MEETING OF OCTOBER 31, 2011. The minutes were unanimously approved as submitted.

B. POLICY CALENDAR

1. Center for Innovation and Entrepreneurship – Lease Agreement. Vice Chancellor Iris Weinshall stated that this resolution would authorize CUNY to engage in a new lease for the Center for Innovation and Entrepreneurship, which is a new facility established by the Central Office and the Vice Chancellor for Research to provide assistance, essential services and appropriate space for offices to start-up companies created by CUNY faculty. The space is located in Harlem on the 7th Floor of 215 West 125th Street, and it was selected after a rather extensive search of the neighborhood. The landlord will perform all the improvements to the space specified by the University and CUNY will reimburse the landlord for its share of the requested improvements. The terms of the lease are about $38 a square foot for the first five years, and $41 a square foot for the second five years.

2. Medgar Evers College – Five-Year Lease Renewal. Vice Chancellor Weinshall noted that this resolution would authorize a five-year lease renewal for the college—a tenant at 1665 Bedford Avenue since mid-2002 whose current lease expires in 2012. The building houses a bookstore and the admission service center for the college and the current
base rent is about $15 per square foot. The University and the landlord have agreed to renew the lease for a new five-year period at an annual rent not to exceed $20 per square foot. The landlord will continue to be responsible for the real estate taxes, the exterior, the structure, the roof and the entire repairs, and CUNY will be responsible for the cleaning of the building.

3. **Hostos Community College – Master Plan Amendment.** Vice Chancellor Weinshall invited Paul Broches, a Partner of the firm of Mitchell Giurgola Architects, LLP to make a presentation on this item.

***PRESENTATION BY MITCHELL GIURGOLA ARCHITECTS PARTNER PAUL BROCHES***

In response to a question from Trustee Charles Shorter, Mr. Broches stated that cost estimates for the 200,000 square foot building would be in the order of $200 to $225 million. Improvements and renovations are currently running at $400 to $500 a square foot. This number will probably move upward. Each of the projects is relatively modest in size. Thus it is hoped that there will be enough money flowing so that these improvements can continue to be made.

In response to a question from Committee Chair Foster, Mr. Broches noted that it is important to focus on the fact that there currently is a shortfall of over 100,000 square feet on the campus. There is a strong focus on consolidating academic support functions, such as developmental programs and tutorials, in the A building, where the community school resided previously.

Hostos Community College President Felix V. Matos Rodriguez stated that this is the perfect plan for a growing college. Hostos has the most limited offerings in health of any community college when it is located in the borough where health is the largest employer. The college’s capacity to grow and to do what the Chancellor has asked Hostos, and the city, the state, and the nation have been asking community colleges to do, will be really enhanced by having the facilities that will allow for expansion of the health programs, the work on the Decade of Science degree programs in connection with City and Lehman Colleges, and the labs to match up with those efforts. Having everything in one facility will allow the creation of weekend and evening programs in an efficient way, and also generate some efficiencies in student support services that are now scattered on the campus. This master plan has been put in place with the utmost consultation, debate, and transparency on the campus. Elected officials and their representatives are very excited about the plan, as they know just what it means for the Hostos students, and they are aware of the investment CUNY will make in what is still the poorest congressional district in New York City and in the nation.

4. **Hunter College – Science and Health Professions Project.** Vice Chancellor Weinshall invited Deputy Director of CUNY’s public private partnership Dana Sunshine group to go over this complicated transaction with the committee members.

Ms. Dana Sunshine stated that this project primarily grew out of Hunter's 1999 Master Plan, which found that science facilities both at Hunter's main campus at East 68th Street and at its Brookdale campus were outdated and inefficient and would be costly to modernize due to the age and configuration of the buildings. The project took on momentum in 2005 when Chancellor Goldstein declared 2005 to 2015 to be the Decade of Science at CUNY. Various sites for a new Hunter Science building have been
explored over the past ten years; they include the 67th Street Armory, various Department of Education sites and a former city sanitation garage site. At this time Hunter’s science programs are dispersed across three campuses--the North Building located in the 68th Street campus, the Brookdale campus located at First Avenue and 25th Street, and the new Silverman School of Social Work and CUNY School of Public Health at 119th Street and Third Avenue.

Ms. Sunshine explained that the North Building was built in 1937 and houses Hunter's School of Arts and Sciences. Due to the age of the building and the demanding infrastructure requirements needed to support advanced science instruction and research it has been determined that the building cannot be retrofitted to expand the science programs. The three-building Brookdale campus was completed in 1952 and houses Hunter's Schools of Nursing and Health Professions. It has a total of 527,000 square feet of which 100,000 square feet are utilized by the health professions programs. The facilities have inefficient space configuration and mechanical constraints which do not allow for proper program delivery. Brookdale also suffers from its location, as being so far from the main campus makes it difficult for students majoring in the sciences to manage core curriculum and degree courses.

Ms. Sunshine noted that the 1999 Master Plan recommended the construction of a new science lab building for Hunter's growing programs, to replace obsolete labs and classrooms and be within walking distance of the main campus. However, the neighborhood where Hunter's main campus is located has some of the most expensive real estate in the city and finding space for the new science and health professions building required a creative solution. The site that was initially identified as the best possible solution is at East 67th Street and Second Avenue, and is the current home of six Department of Education schools known as the Julia Richmond Education Complex. This site’s proximity would have avoided duplicating key support spaces, and would also have provided Hunter science departments with opportunities for collaboration with renowned medical and research institutions located on the Upper East Side. An RFP was issued in 2007 and CUNY began negotiations with several developers. However, in 2009 the project stalled. CUNY was encouraged to look at other options.

Ms. Sunshine noted that in May 2011 the New York City Economic Development Corporation issued an RFP for the redevelopment of a sanitation garage facility at 525 East 73rd Street between York Avenue and the FDR Drive. Funding for a new garage on the site had been eliminated and the City was looking for creative ways to identify resources for a new garage. The RFP called for responses from health care, education or scientific research institutions. The City preferred that the garage be developed on the site along with other uses. However, it left open the option to develop the garage off site as long as it remained within the district it served between 14th and 96th Streets. Memorial Sloan Kettering reached out to CUNY and the two groups jointly responded to the RFP. The CUNY Memorial proposal includes the development of up to 1 million square feet on the East 73rd Street site and the relocation of the sanitation garage to Hunter's Brookdale site. Memorial is providing $215 million in cash to purchase the East 73rd Street site and CUNY is providing land at Brookdale for the relocation of the sanitation garage. At 73rd Street, Memorial plans to build up to 700,000 square feet for an outpatient cancer treatment facility and CUNY plans to build an approximately 300,000 square feet science building for Hunter. The site will need to be re-zoned to accommodate the new facilities. As part of the transaction Hunter must vacate the Brookdale site prior to the completion of the new building in order to accommodate
sanitation's schedule. The Brookdale programs will temporarily be moved into a renovated floor at LaGuardia Community College's Center 3 building. With this solution CUNY will be maximizing its capital investment by creating space that LaGuardia will inherit once Hunter vacates for the 73rd Street site.

Ms. Sunshine noted that CUNY hopes to sign a purchase and sale agreement with the City this summer, and it is in the process of negotiating an MOU with Memorial which outlines the roles and responsibilities of each party with respect to the deal. Architects for the swing space and East 73rd Street site will be announced shortly. Design and environmental studies are expected to start this summer and be completed by 2013 at which time CUNY will enter into the public approval process seeking an up zoning of the site. It is anticipated that CUNY will close on the acquisition of the East 73rd Street site by 2014. By 2015, Hunter's Brookdale programs will be relocated to LaGuardia. Depending on when funds are appropriated by the state for the full construction and fitting out, Hunter could be in its new building as early as 2019.

In response to a question from Committee Chair Foster, Hunter College President Jennifer Raab stated that the exact programming needs to be figured out, but all the nursing programs will be temporarily relocated at LaGuardia. It is actually easier to get from Long Island City to Hunter’s 68th Street campus, than it often is from the Brookdale campus. It would be great to be with LaGuardia and the idea of not wasting CUNY money on swing space is pretty wonderful.

General Counsel and Senior Vice Chancellor Frederick Schaffer introduced a minor correction to this resolution: under the explanation section, in the first paragraph at the bottom of the first page, on the next to last line it should be the Schools in plural, instead of the School of Nursing and Health Professions.

Committee Chair Foster asked for a motion to amend the resolution as indicated. The motion was moved and seconded and this friendly amendment was unanimously approved.

5. Hunter College – Weill Cornell Medical College Agreements. Vice Chancellor Weinshall stated that CUNY will be acquiring a full floor in the new Weill Cornell Medical Research building on East 69th Street, a building which is currently under construction. All arrangements are finalized with Weill Cornell and the University is moving ahead with both the financing and the purchase of the built-out floor. This is going to ease up space in Hunter’s main campus on 68th Street once the researchers move into the new location.

6. Medgar Evers College – Amendment to Pool Renovation – Carroll Street Building. Vice Chancellor Weinshall stated that the Carroll Street Building is very old, and there have been unanticipated issues, such as modifications to the electrical and the mechanical systems, and ensuring that the women’s locker room would comply with ADA law. Thus, the project cost has gone up from $2.2 million to $3.3 million, and this resolution proposes the authorization of this increase.

Queens College – Campus-Wide Fire Alarm Project, Phase 1. Vice Chancellor Weinshall stated that this item would authorize an upgrade of the fire safety and fire alarm system at a number of buildings--Klapper Hall, the Science Building and the Music Building--and that the anticipated cost of this project would be approximately $6 million.
Following discussion, items I.B.1 through I.B.6 were unanimously approved for submission to the Board.

In response to a question on the status of the 535 East 80th Street building from Trustee Shorter, Vice Chancellor Weinshall stated that all agreements with the Durst Organization have been finalized. These documents have been reviewed and approved by the New York State Attorney General’s office, and are in the process of being approved by the New York State Controller’s office. It is anticipated that CUNY Central will be in the new space on 42nd street by December 2012.

The meeting was adjourned at 4:58 p.m.