

BOARD OF TRUSTEES  
THE CITY UNIVERSITY OF NEW YORK  
535 EAST 80TH STREET  
NEW YORK, NEW YORK 10021

REVISED  
CALENDAR

OCTOBER 27, 2003

**NO. 1. UNIVERSITY REPORT:** RESOLVED, That the University Report for October 27, 2003 (including Addendum Items) be approved:

EXPLANATION: The University Report consists of the highlights of the personnel actions and other resolutions of a non-policy nature which require approval by the Board of Trustees.

**NO. 2. CHANCELLOR'S REPORT:** RESOLVED, That the Chancellor's Report for October 27, 2003 (including Addendum Items) be approved:

EXPLANATION: The Chancellor's Report consists of standard resolutions and actions of a non-policy nature which require approval by the Board of Trustees.

**NO. 3. APPROVAL OF MINUTES:** RESOLVED, That the minutes of the regular Board meetings and Executive Session of September 29, 2003 be approved.

**NO. 4. COMMITTEE ON FISCAL AFFAIRS:** RESOLVED, That the following item be approved:

**A. MEDGAR EVERS COLLEGE – DISPARITY STUDY OF MINORITY BUSINESS ENTERPRISES AND WOMEN-OWNED BUSINESS ENTERPRISES:**

RESOLVED, That the Board of Trustees of The City University of New York authorize Medgar Evers College to purchase consulting services for a disparity study from Mason Tillman Associates. This vendor was competitively selected for similar services by Alameda County, California (California State Contract No. CAOFF-000000678), and New York State law permits purchases from contracts let by other governmental units. Such purchase shall not exceed a total estimated cost of \$700,000 for the one-year term, chargeable to tax levy funds through a New York City Council initiative. The contract shall be subject to approval as to form by the University Office of General Counsel.

EXPLANATION: Medgar Evers College will perform this study to determine whether historic and current New York City government contracting practices afford equal opportunities for minority and women owned businesses.

**NO. 5. COMMITTEE ON ACADEMIC POLICY, PROGRAM, AND RESEARCH:** The following item is placed on the calendar pursuant to the resolution on Committee structure last amended by the Board on 5/21/90, Cal. No. 8.D. A quorum was not present at the meeting but the presiding chair determined that it is important for Board action not to be delayed. The members of the Committee support this resolution.

**A. JOHN JAY COLLEGE OF CRIMINAL JUSTICE – M.S. PROGRAM IN FORENSIC COMPUTING:**

RESOLVED, The program in Forensic Computing leading to the M.S. degree at John Jay College of Criminal Justice be approved, effective September 2004, subject to financial availability.

EXPLANATION: Computer Forensics is a new field within criminal justice that has arisen in response to the many uses - and misuses - of electronic information technologies in recent years. The proposed program integrates the

College's graduate criminal justice curriculum with graduate level computer science and computer forensics education. Graduates will possess the knowledge to conduct and manage forensic investigations involving digital devices and electronic crime. They will be prepared for employment in such positions as information security specialist, cybercrime first responder, and forensic computer examiner.

**NO. 6. COMMITTEE ON FACILITIES, PLANNING, AND MANAGEMENT: RESOLVED,** That the following items be approved:

**A. QUEENS COLLEGE – 43<sup>RD</sup> STREET LEASE:**

RESOLVED, That the Board of Trustees of The City University of New York authorize the Secretary of the Board to execute a lease agreement, on behalf of Queens College and the Central Office, to extend and modify the existing rental agreements at 25 West 43<sup>rd</sup> Street in Manhattan, New York. The agreement shall be subject to approval as to form by the University Office of General Counsel.

EXPLANATION: The University currently rents a combined total of 56,208 rentable square feet of space on parts of the 3<sup>rd</sup> and 10<sup>th</sup> Floors and the entire 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> Floors at 25 West 43<sup>rd</sup> Street in Manhattan pursuant to two leases that will expire in the Fall of 2005. The 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> Floors are used as classroom and institutional space by Queens College, while parts of the 3<sup>rd</sup> and 10<sup>th</sup> Floors are used by the Central Office for administrative functions. The current gross rent for this space is \$1,600,000 (\$28.46/SF).

Due to the favorable market conditions, and the need to undertake significant renovation work at this location, the University has renegotiated this rental which will combine our existing spaces under one lease, secure our occupancy for an additional ten and half years beyond the current expiration date and provide for renovation of the 18<sup>th</sup> Floor at the Landlord's cost. Under the new agreement the current gross rent of \$1,600,000 (\$28.46/SF) will continue until October 2005. Thereafter, the rent will be \$1,686,240 (\$30.00/SF) for the first two years, \$1,854,864 (\$33.00/SF) for the next three years and \$1,995,384 (\$35.50/SF) for the balance of the term. The landlord, at landlord cost, will perform renovation work to the 18<sup>th</sup> Floor space, pursuant to the University's specifications. This renovation work will substantially reconfigure the existing 18<sup>th</sup> Floor office space into badly needed classroom space.

Under the new lease, the University will get 6 months free rent and the right to terminate early. The landlord will continue to provide cleaning services and other routine maintenance services at landlord cost. The University will pay for its own electric use and reimburse the landlord for its proportionate share of increases in real estate taxes and direct operating expenses.

**B. JOHN JAY COLLEGE OF CRIMINAL JUSTICE – 845 TENTH AVENUE LEASE:**

RESOLVED, That the Board of Trustees of The City University of New York authorize the University to execute a new lease agreement, on behalf of John Jay College of Criminal Justice, to rent approximately 59,000 square feet at the premises known as 845 Tenth Avenue, New York, New York. The agreement shall be subject to approval as to form by the University Office of General Counsel.

EXPLANATION: The proposed new ten-year lease with a five year cancellation option will provide space for additional classrooms, faculty and staff offices and the College bookstore. The space available on the Ground Floor is 28,000/SF, and the 2<sup>nd</sup> Floor is 31,744/SF, for a total of approximately 59,000/SF of space. The landlord, at landlord cost, will renovate the new space to the University's specifications. The rent will be \$41/SF per annum for the first five years and \$33/SF per annum for the second five years if continued. The higher rent for the first five years will allow for the amortization of construction costs over five years instead of ten years in the case of cancellation. The annual lease will be approximately \$2.45 million per annum. The term will start upon completion of landlord work. The landlord will maintain all mechanical, plumbing and other building systems. The University will reimburse the landlord for the increases in real estate taxes and direct operating costs over the base year of the lease.