

**BOARD OF TRUSTEES
UNIVERSITY OF THE DISTRICT OF COLUMBIA
UDC RESOLUTION NO. 2014-_____**

**SUBJECT: APPROVAL OF D.C. LAW STUDENTS IN COURT LEASE AT
BUILDING 52 OF THE UNIVERSITY**

WHEREAS, pursuant to D.C. Official Code 38-1202.06, the Board of Trustees has responsibility to generally determine, control, supervise, manage, and govern all affairs of the University of the District of Columbia, including oversight of facilities; and

WHEREAS, pursuant to 8B DCMR §2101.1, the “President of the University, subject to the approval of the Board of Trustees, is authorized and empowered to rent any building or land . . . under jurisdiction of the President, or any available space therein, whenever such building, land or space is not then required for the purpose for which it was acquired”; and

WHEREAS, the University of the District of Columbia is the owner in fee simple of the property located at 4340 Connecticut Avenue N.W., Washington DC, also known as Building #52 on the Van Ness Campus; and

WHEREAS, D.C. Law Students in Court (LSIC) is a 501 (c)(3) nonprofit organization that provides high-quality civil and criminal legal assistance and representation to over 5,000 low-income individuals and families each year in Washington, D.C.; and

WHEREAS, LSIC desires to lease on an exclusive basis the commercial retail Unit B of Building 52, which is approximately 1,068 rentable square feet, and to use other classrooms and facilities of the UDC Law School; and

WHEREAS, the basic terms of the proposed lease includes the following:

- Initial three (3) year lease term with no option years (termination date May 31, 2017);
- Monthly Rent totaling \$25,000.00 annually for use of the commercial retail space Unit B;
- LSIC will use the Premises for the operation of experiential learning opportunities for law students that provide civil and criminal legal assistance and representation to low-income individuals and families;
- The University will provide gas, water, sewer, electricity, heating, ventilation and air conditioning to the Premises at no additional cost to Tenant, provided that Tenant’s use is consistent with current typical office uses within Building 52; and
- Program Payments (Scholarships) totaling \$72,000.00 annually. These payments are provided as scholarships to twelve (12) UDC law students each year (\$6,000 per student) participating in the LSIC program.

NOW THEREFORE, BE IT RESOLVED, that the Board approves the proposed lease to Tenant and authorizes the President to take all necessary actions to finalize and execute the lease.

Submitted by the Facilities Committee

March 24, 2014

Approved by the Board of Trustees

Date

Elaine A. Crider
Chair, Board of Trustees

DRAFT