

UNIVERSITY OF  
THE DISTRICT OF COLUMBIA

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BOARD OF TRUSTEES  
FACILITIES COMMITTEE

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REGULAR MEETING

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Tuesday,  
January 7, 2014

The meeting convened at 6:00 p.m.  
in Washington, DC, Christopher Bell, Chair,  
presiding.

BOARD OF TRUSTEES MEMBERS PRESENT:

CHRISTOPHER BELL, Chair  
JOSEPH ASKEW  
REGINALD FELTON

JEROME SHELTON  
KENDRICK CURRY, Ex Officio  
JAMES LYONS, President

ALSO PRESENT:

BEVERLY FRANKLIN, Executive Secretary  
BARBARA JUMPER, Vice President of Facilities  
& Real Estate  
CASSANDRA PARK  
SHERRY QUASHIE  
ERIK THOMPSON, Senior Project Manager for  
Capital Construction

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1 P-R-O-C-E-E-D-I-N-G-S

2 6:08 p.m.

3 CHAIR BELL: Hello, everyone.  
4 Happy New Year to you. Nice to see everyone.  
5 All right.

6 This is the meeting of the  
7 Facilities Committee of the Board of Trustees.  
8 Today is Tuesday, January 7th, 2014 and I ask  
9 Beverly to call roll to make sure we have a  
10 quorum.

11 MS. FRANKLIN: Mr. Bell?

12 CHAIR BELL: Present.

13 MS. FRANKLIN: Mr. Felton?

14 TRUSTEE FELTON: Present.

15 MS. FRANKLIN: Mr. Shelton?

16 TRUSTEE SHELTON: Present.

17 MS. FRANKLIN: Mr. Askew? Dr.

18 Curry?

19 TRUSTEE CURRY: Present.

20 MS. FRANKLIN: Dr. Lyons?

21 PRESIDENT LYONS: Present.

22 MS. FRANKLIN: Mr. Chair, you do

1 have a quorum.

2 CHAIR BELL: Okay. Thank you very  
3 much.

4 Ladies and gentlemen, we are going  
5 to move the agenda around just a little bit.  
6 We're going to go ahead and do the approval of  
7 the minutes and then what we'll do is we'll  
8 move the Motor Coach Bus contract discussion  
9 be after the Facilities construction planning  
10 and other business remarks because one of our  
11 Trustees who is en route would like to make  
12 sure that he'd be here to participate in that.

13 So, what I'd like to do now is  
14 turn to the approval of the minutes. The  
15 minutes were provided to you in your folder.  
16 Hopefully, everyone's had a chance to peruse  
17 those.

18 TRUSTEE SHELTON: Motion to  
19 accept, Mr. Chair.

20 TRUSTEE FELTON: Second.

21 CHAIR BELL: Motion has been made  
22 and seconded to accept the minutes.

1 Any objections? All those in  
2 favor?

3 (Ayes.)

4 CHAIR BELL: Seeing no objections,  
5 the motion carries unanimously.

6 Okay. So, those minutes will be  
7 approved.

8 I'd now like to go to item four on  
9 the agenda Facility Construction Planning if  
10 that's okay with you, Barbara, for --

11 MS. JUMPER: Um-hum.

12 CHAIR BELL: -- a report from you  
13 on that.

14 MS. JUMPER: Okay. So, good  
15 afternoon. Happy New Year to all.

16 The purpose of putting this on the  
17 agenda today was to basically seek some -- or  
18 give you an update of where we believe we are  
19 as relates to some of the items primarily that  
20 were addressed in the Strategic Plan document.

21 Our understanding based on the  
22 last meeting that actually voted on the

1 Strategic Plan in some part basically gave the  
2 Vice President for Facilities and Real Estate  
3 Office the authority to proceed with campus  
4 housing. At least, that was my understanding  
5 after asking for another interpretation of  
6 that.

7 With that said, our next step in  
8 the sequence of moving this forward would be  
9 to move forward with initiating a solicitation  
10 for a public/private partnership. This would  
11 be necessary to determine who would actually  
12 be working with the University to provide  
13 funding, to negotiate with the City in terms  
14 of its use of our land, to determine how we  
15 would seek financing should we move forward.

16 I wanted to take this opportunity  
17 to make sure that I have the best  
18 understanding of where we are with this issue  
19 and the reason being is this would, in fact,  
20 net or yield some cost to the University to  
21 move forward and it is not a small amount of  
22 money.

1 CHAIR BELL: Okay.

2 MS. JUMPER: So, we need to be  
3 very clear that we understand as it relates to  
4 campus housing how we should proceed.

5 Based on what I heard, and I would  
6 appreciate correction, from the last meeting  
7 is that we already had approval to move  
8 forward with the campus housing and should  
9 keep doing what we're doing.

10 So, we're operating under the  
11 understanding that with the master plan  
12 approval that was the understanding from the  
13 Board that that was authority to keep doing  
14 what we were doing and we are moving in that  
15 direction.

16 But, obviously, to move forward  
17 with a solicitation would be actually publicly  
18 notifying interested parties of our interest  
19 to move forward with campus housing on our  
20 property.

21 It would also be probably not  
22 working in good faith if we moved forward

1 without understanding very clearly that the  
2 Board is supporting us moving forward in that  
3 direction.

4 CHAIR BELL: Okay.

5 MS. JUMPER: So, that's what -- I  
6 would like to put that on the table for  
7 discussion.

8 CHAIR BELL: Trustee.

9 TRUSTEE FELTON: Yes, I guess what  
10 I would like as part of this dialogue is I'm  
11 not yet clear on -- I mean I agree with you.  
12 There needs to be a little clarity here  
13 because supporting our position is one thing.  
14 Making a financial commitment is another and  
15 can you talk about the relationship between  
16 moving forward and what does that actually  
17 mean in terms of potential financial  
18 commitment?

19 MS. JUMPER: Yes, so, thank you  
20 for that question.

21 There's a host of concerns that we  
22 need to address.



1                   One, as you may recall, we have a  
2                   requirement to go back to the State Department  
3                   as it relates to where housing would be  
4                   positioned and to discuss the actual design of  
5                   housing to insure that they are actually  
6                   comfortable with what we're presenting.

7                   We do not have a design to date.  
8                   We have given schematics and we presented that  
9                   to the Board several months ago, but the next  
10                  step is actually entering into a contract with  
11                  the developer to actually architecturally  
12                  design what the housing complex will look like  
13                  and it is a cost that the University will  
14                  incur.

15                  So, that's a major issue. Also,  
16                  the next step obviously would be to have  
17                  dialogue with the City stakeholders.  
18                  Primarily, the Chief Financial Officer to  
19                  bring out partner to the table to say how, in  
20                  fact, we will work the financial workings of  
21                  a deal for land use and any other nuances that  
22                  they would need to have satisfied to give us

1 the blessing and move forward with financing.

2 So, those are the elements that  
3 right now -- before we move in that direction,  
4 I think it would not be wise to have those  
5 discussions with City stakeholders. For  
6 example, should we not have the full blessing  
7 of the Board.

8 Understanding that you do not have  
9 to sufficient information now to say, in fact,  
10 you bless the financial scheme because we  
11 don't know what that is yet.

12 But, conceptually, do you bless us  
13 moving forward? I think that's kind of the  
14 issue at the table.

15 CHAIR BELL: So, I'll try to take  
16 a stab at it because I guess there has been  
17 some confusion.

18 I think what the Trustees were  
19 saying when we were doing the Strategic Plan  
20 was that there was not a need per se to  
21 reference the housing in the plan in the way  
22 that it was being mentioned because we support

1 the housing.

2 The concept of the housing on the  
3 campus, and by all means, Trustees, please  
4 step -- feel free to step in, the concept has  
5 been approved in our master plan. So, the  
6 idea of housing on the University is not  
7 something that the Trustees object to. We, in  
8 fact, support that.

9 We've gotten approval for it.  
10 We're the only University that has such  
11 approval for such housing. I mean for a  
12 master plan like that in D.C.

13 I think where the concern was was  
14 are the factors there to justify the housing  
15 at this time and several Trustees had  
16 expressed concern about seeing a growth in  
17 student population. Because until we see a  
18 stabilization, if you will, in increases in  
19 the student population both at the community  
20 college and at the flagship, there was real  
21 concern about moving forward with concrete  
22 steps or incurring costs to bring about that

1 housing.

2 So, as a threshold matter, I  
3 believe all the Trustees are supportive of  
4 housing. It's just a question of when the  
5 market dynamics will and the student  
6 population dynamics will obtain such that we  
7 will be able to do the housing for the campus.

8 So, do you guys have a different  
9 view?

10 TRUSTEE SHELTON: Not really.

11 CHAIR BELL: Okay.

12 TRUSTEE SHELTON: It's -- oh, I'm  
13 sorry.

14 CHAIR BELL: Trustee Shelton.

15 TRUSTEE SHELTON: My thoughts were  
16 that because we were ambiguous that you needed  
17 to prepare as much information about the  
18 process and procedure so that at such a time  
19 as we can move forward, we would have the full  
20 range of costs and expenses.

21 By saying no, it's stops you  
22 completely. But, by saying you have enough

1 authority to go forward, it's just like you're  
2 bringing us a piece of it. Really, it's a  
3 whole package and the whole package you're  
4 telling me that it's going to cost us to work  
5 with the developer.

6 How much is -- what are we talking  
7 about? How much of our budget are we  
8 attacking?

9 Those are the reasons why I was  
10 supportive of not closing the door. I wanted  
11 to see the whole package. How much the  
12 projected cost would be. Your best guess.  
13 Not what it's going to be for real, but your  
14 best professional guess as a total cost to  
15 initiate this project. The different phases  
16 of the project. So, that we could begin to  
17 look at it in a realistic term and then we  
18 could decide whether or not we're prepared to  
19 go now and if we decide to go at a later time,  
20 we will have foundation information to make a  
21 better informed decision. But, we needed  
22 data.

1                   Just saying that we want to have  
2                   it and a survey that we did to see about the  
3                   current situation is still not enough to jump  
4                   fully into it, but if we say no, it stops the  
5                   consideration and that's what I was arguing  
6                   against. Is stopping the consideration until  
7                   we got a solid plan of what was going to  
8                   happen if and when we did housing.

9                   The display of the models that  
10                  were demonstrated was fine, but I didn't see  
11                  any dollar signs. I don't recall any dollar  
12                  signs. Let me say it that way because I know  
13                  your team does it job. Okay.

14                 CHAIR BELL: And if I could just  
15                 jump in on that because I may not have made it  
16                 clear. I understand that you have to spend  
17                 money in order to help realize this. So, it's  
18                 not that there can't be any cost incurred.

19                 Let the record reflect that  
20                 Trustee Askew has come into the room.

21                 Happy New Year, Trustee Askew.

22                 So, we understand that cost will

1           have to be incurred in order to help realize  
2           the vision and to lay the framework. So, in  
3           that respect, I'm in full agreement with what  
4           Trustee Shelton has said.

5                         Just the narrow part with respect  
6           to the Strategic Plan, I think that there was  
7           a sense that it was too much information in  
8           there about the housing because as a concept  
9           we supported the housing, but in the plan, it  
10          talked about whether we would do HBCU fund,  
11          whether we'd go to Department of Education or  
12          what have you and we didn't feel that all of  
13          that needed to be in there.

14                        We still said that housing should  
15          be in there, but it was to include it from the  
16          perspective that when the conditions are  
17          right, we would do it as opposed to kind of  
18          talking about the nuts and bolts of housing  
19          and how it was financed because we didn't  
20          think that necessarily that needed to be in  
21          the plan.

22                        But, I don't want you to think

1           that there's any disagreement among the Board  
2           about housing. What the disagreement is I  
3           think or what the concern is is making sure  
4           that we've got the student population there  
5           that will help the housing.

6                        But, doing the studies, getting  
7           the support, talking about where it would be  
8           satisfying requirements to the housing, I  
9           think that's all part and parcel of getting to  
10          that point for the housing.

11                       Trustee Felton.

12                       TRUSTEE FELTON: Yes, I actually  
13          -- I'm not sure if I participated in the  
14          discussion during the retreat, but I thought  
15          there were some discussions we had about  
16          what's really going to drive this are the  
17          financial package options that are available.  
18          So, to me, it was just as important to say  
19          yes, sure we're interested in housing, but,  
20          you know, what's the likelihood of the kind of  
21          financial packages that we need to be  
22          concerned with because we're not -- it's not



1           like just go buy another building.

2                           I thought we were looking at --  
3           and I can't, sorry, remember the name of what  
4           you call this thing, but it's -- you know, we  
5           have the lay-in and we work a deal with the  
6           private sector and they build it and you have  
7           a X number of year lease and I mean so we're  
8           looking for like what are some of the ways  
9           that we could do this that would be -- have at  
10          least a financial impact and I think the more  
11          of that kind of information the more  
12          comfortable a Board Member feels as opposed to  
13          saying well, let's go for it regardless of  
14          whatever it costs.

15                       CHAIR BELL: I think also --

16                       TRUSTEE FELTON: That was my  
17          recollection.

18                       CHAIR BELL: Right and it had been  
19          pointed out that it was -- it should be  
20          revenue neutral because --

21                       TRUSTEE FELTON: Yes.

22                       CHAIR BELL: -- we had pointed out

1 that University housing theoretically pays for  
2 itself from the students that are required to  
3 live there either as freshmen or sophomore or  
4 what have you.

5 So, that those were the factors  
6 that we would consider as well, but where  
7 would the students come from? You know, how  
8 would they pay for it? Those were some of the  
9 -- there was a lot of threshold issues that we  
10 were looking at.

11 But, I don't think anyone on the  
12 Board is against student housing. I'm not  
13 aware of any --

14 MS. JUMPER: I hope it's very  
15 clear that I didn't suggest that.

16 CHAIR BELL: Okay.

17 MS. JUMPER: What I'm asking is  
18 understanding that the Board to move this  
19 forward would be basically blessing an  
20 investment that may not be a minor investment,  
21 to actually go to the next step, to provide  
22 you that level of detail.

1 I do want to recall or remind. I  
2 want to be very careful how I choose my words.

3 State that we have done a  
4 preliminary pro forma of what it would involve  
5 and we have had the opportunity to share that.  
6 It is cost neutral. It is, however, without  
7 the next step of knowing what that financial  
8 scheme would be.

9 But, what has been presented today  
10 has spoken to a cost neutral. In fact, a  
11 revenue generating opportunity if we were to  
12 look into 307 beds. That's what this document  
13 speaks to. Which I won't -- unless you want  
14 a copy of it. But, it did speak to covering  
15 all of our cost and, in fact, being an upside  
16 position of basically earning revenue.

17 The next step, however, the reason  
18 I'm raising this is I just want to be clear as  
19 we move forward that from what I heard at the  
20 last meeting that we have the blessing of the  
21 Board to move forward with now a formal  
22 solicitation to look into the next step which

1 will be a partnership.

2 We've not and never have presented  
3 a scenario where the University would incur  
4 the cost. That we would actually enter into  
5 a development relationship. The developer, in  
6 fact, would most likely take on the burden  
7 financially, but working through the  
8 University and the City, the City would have  
9 to bless this scenario because we don't have  
10 the ability to do our own financing. The City  
11 would have to bless that.

12 So, we're -- basically, before we  
13 go in that direction, it's imperative that we  
14 understand that the Board is comfortable with  
15 us moving because this now, one, exposes us  
16 publicly with a formal solicitation and we  
17 want to make sure that we're doing it in good  
18 faith and that it's not done just to -- for an  
19 exercise. That is it -- so, that's a concern  
20 I had.

21 CHAIR BELL: Okay.

22 MS. JUMPER: Okay.

1 CHAIR BELL: And it's hard to say  
2 -- I'm sorry. Trustee Askew, do you want to  
3 go?

4 TRUSTEE ASKEW: Well, so, we're  
5 having a conversation about whether or not  
6 it's okay to go ahead with a formal  
7 solicitation. Is that correct?

8 MS. JUMPER: I was seeking  
9 clarification of what I heard from the last  
10 Board meeting as it relates to campus housing  
11 and what we perceive as the next step to be is  
12 a solicitation and --

13 TRUSTEE ASKEW: Right.

14 MS. JUMPER: -- whether or not if  
15 we moved in that direction would that be  
16 viewed as in opposition of what the Board's  
17 thinking as of right now.

18 TRUSTEE ASKEW: Oh, so, there's a  
19 question there.

20 MS. JUMPER: It's a question.

21 TRUSTEE ASKEW: Okay. Right. So,  
22 it's a discussion. Right. Right. Right.

1 About it.

2 PRESIDENT LYONS: And, Mr.  
3 Chairman, we want to be sure that as we make  
4 these next steps that, you know, the Board is  
5 beyond those steps.

6 I mean the solicitation is one,  
7 but if we're going to sit down with the State  
8 Department and go through that discussion with  
9 them and talk about whether the facility needs  
10 to be moved further to the east or further to  
11 the west and really get into that, going down  
12 talking to the folks in the Wilson Building,  
13 we don't want there to be any misunderstanding  
14 about why we're doing and moving in that  
15 direction.

16 And we at least want to be sure  
17 that we have the blessing of the Board to  
18 continue moving forward. Because if we don't,  
19 then there's no need to go through all of that  
20 scheduling meetings with the State Department  
21 and invoking the D.C. Government and doing the  
22 solicitation.

1                   So, we're just trying -- because  
2                   we were not certain when we left. We all have  
3                   been hanging on that quote of keep on doing  
4                   what you're doing. I won't say who mentioned  
5                   that. Said that, but since the meeting, I  
6                   mean we all -- and when we got back here we  
7                   found out that everybody had a different  
8                   definition and understanding of keep on doing  
9                   what you're doing, you know.

10                   So, that's why we wanted to come  
11                   back and get some clarification.

12                   CHAIR BELL: It's a difficult  
13                   question and I see why you guys are having  
14                   some confusion about this. I mean I will say  
15                   again I think the Board of Trustees supports  
16                   housing.

17                   What I don't know if there's  
18                   uniformity about is the time frame for that  
19                   housing.

20                   So, you could go in and do your  
21                   feasibility studies. You can engage in an RFP  
22                   with a developer, but I don't know if when

1           that's all done if the circumstances on the  
2           ground will align such that the Board would  
3           get to the point where they would say yes.

4                        So, I do think you need to --  
5           because of enrollment. I think that's the big  
6           factor.

7                        So, I do think that you have to do  
8           those basic steps, but what I can't tell you  
9           is that, you know, after there's an RFP for a  
10          developer and a developer comes in and they do  
11          their work, then once they're done they say  
12          okay, we're ready and if the enrollment is  
13          still stagnant or if it's still the same, I  
14          don't think that you're going to find support  
15          among the Board to do the housing at that  
16          time. It doesn't mean that they don't support  
17          housing, but they don't think that the factors  
18          align.

19                        So, yes, you should do housing. I  
20          actually -- I'm not even sure that I even view  
21          this as something that needs to come to the  
22          Facilities Committee at this point because



1 we've said that we're committed to housing.

2 I view this as an operational  
3 issue. This is what you do to run your  
4 business. You do studies. You do  
5 feasibility. You review. You get the facts  
6 together on the ground.

7 If your RFP that you want to  
8 engage in with your developer is over X amount  
9 of dollars, well, then obviously, the Board is  
10 going to have to approve it. But, I mean this  
11 is a day-to-day business operation that  
12 involves long-term planning for housing on the  
13 University and what I'm reluctant to say is  
14 that by hiring this developer once that  
15 developer is done, everything will align for  
16 the housing.

17 Yes, I don't know that it will. I  
18 don't know that it will be there three years  
19 or five years. Maybe it will be. I don't  
20 know.

21 But, if you hire that developer  
22 and they do their work and come up with the

1 architectural plans and we've satisfied the  
2 State Department, but, in fact, the enrollment  
3 is exactly the same or if it's even less, I  
4 don't think housing's going to go anywhere at  
5 that time. That would just be my thinking.

6 Because I think we'd want to see  
7 that there is evidence that it could be  
8 sustained, the housing and that there's a  
9 population for that housing. I could be  
10 wrong. I don't know, but I feel like you're  
11 asking, you know, once we go down this road,  
12 you know, that you're --

13 MS. JUMPER: No, I'm not asking  
14 that, Trustee Bell.

15 CHAIR BELL: Okay. Okay.

16 MS. JUMPER: I'm not.

17 CHAIR BELL: Okay. So -- okay.

18 MS. JUMPER: My question is the  
19 next sequence of events based on what has been  
20 done to date because we've spent a sizable  
21 amount of money. We've spent a lot of time on  
22 this issue and from what I heard in the last

1 Board meeting, it suggested that we could  
2 proceed as we have been.

3 But, yet, there's always been --  
4 the question is the next step should logically  
5 be a solicitation. The solicitation will  
6 likely be some cost to incur. I can't tell  
7 you and I don't know if my team can tell me at  
8 this point what that will entail.

9 I also now that the next logical  
10 step beyond that is to engage stakeholders  
11 from the City.

12 My concern is to have that level  
13 of detailed discussion without some  
14 affirmation for that specific dialogue from  
15 the Board and I think that's a reasonable  
16 question that I think would be helpful as we  
17 move forward.

18 Not to say that we're looking for  
19 a firm commitment. Because clearly, the  
20 outcome will dictate how we move forward.  
21 Clearly, the enrollment will be determined and  
22 possibly could be an element for attracting

1 students if we could say we're moving in that  
2 direction.

3 So, I'm not looking for that level  
4 of, you know, finality. I'm looking at an  
5 affirmation to proceed and I think I'm hearing  
6 you say we can.

7 But, it would be helpful to me,  
8 just so there's no ambiguity as we move  
9 forward, to know that that's how the Board is  
10 seeing us moving forward in a still  
11 exploratory mode. But, there is potentially  
12 cost to be incurred and a broader audience to  
13 be engaged with the City's involvement. So,  
14 that's really the issue.

15 You with me?

16 CHAIR BELL: I'm with you. I'm  
17 with you.

18 TRUSTEE FELTON: I was going to  
19 say, you know, it seems to me and maybe not,  
20 but it seems to me what the -- what they're  
21 asking for is sort of a little more specifics  
22 about what moving forward means. So, that it

1           says yes, reaffirm our support for housing.  
2           We believe that we should do X which might  
3           mean solicitations. We believe there should  
4           be discussions with stakeholders.

5                        I mean it seems to me it has to be  
6           a little more than the one sentence because I  
7           could see that the concern would be as soon as  
8           somebody who, you know, outside of these  
9           walls, disagrees, you know, are we going to  
10          then say oh, well, let's reconsider. Because  
11          it wasn't clear that you could take four  
12          steps. It was only clear that you could take  
13          one step and I think that's a hard way to do  
14          business.

15                       So, either we have to be very  
16          clear about how far she can go or it seems to  
17          me it's not worth taking that first step.

18                       TRUSTEE SHELTON: How far are we  
19          to go?

20                       MS. JUMPER: I mean I've laid out  
21          the way I see it. Perhaps there's a different  
22          opinion of the Board.

1 TRUSTEE SHELTON: My question is  
2 more to you tell me what you need from us  
3 other than -- right now, I hear -- I think I  
4 hear a vote from the Board with a definitive  
5 statement about how. Is that what I'm  
6 hearing? Correct?

7 TRUSTEE FELTON: But, no  
8 specifics.

9 TRUSTEE SHELTON: But, with no  
10 specifics.

11 TRUSTEE FELTON: But, we need --  
12 she's saying I need more specifics than that.

13 CHAIR BELL: Yes, we're kind of  
14 getting into a chicken and an egg problem I  
15 think.

16 Okay. So, let me ask Trustee  
17 Askew because he wanted to jump in.

18 TRUSTEE ASKEW: Yes, so, the first  
19 thing for me is because we have been building  
20 on what I believed has been a housing plan and  
21 we just added a couple of rooms. So, we've  
22 expanded. So, we haven't been stagnant in my

1 view. So, we've been building on this.

2 We're also as a part of that  
3 gathering data. Right? The demand and all  
4 this other kind of stuff.

5 For me, I'm cautious about moving  
6 too fast or too aggressively. Because when  
7 you say the cost of the solicitation and  
8 again, we don't know that today. So, how  
9 could we make a decision on whether  
10 solicitation is the way to go because we don't  
11 know what the financial cost is.

12 The solicitation because we don't  
13 -- we're not clear on what that plan is. I'm  
14 not sure today at least on what would be  
15 included in the solicitation. Are we going or  
16 is the solicitation to build 200 rooms, then  
17 300 rooms? I don't know that.

18 TRUSTEE FELTON: The scope.

19 TRUSTEE ASKEW: What's the scope?  
20 I don't know that.

21 MS. JUMPER: The scope is the same  
22 as it has always been. It was based on the

1 original approval from the master plan of 600  
2 beds in phases of 200 beds per. So, there  
3 would be three buildings. Based on the model  
4 that was shown to the Board, it was three  
5 different buildings each having 200 beds per.

6 So, it would gradually come on  
7 board as we have demand and that's what was  
8 the original plan.

9 I mean we -- yes.

10 TRUSTEE SHELTON: Didn't we  
11 approve that?

12 MS. JUMPER: No, sir, we did not.

13 TRUSTEE SHELTON: At no point did  
14 we approve -- I'm sorry.

15 MS. JUMPER: It was never  
16 approved.

17 TRUSTEE SHELTON: At no point did  
18 we approve the model that --

19 MS. JUMPER: I don't recall any  
20 approval. I will say we didn't ask for an  
21 approval. I think it got to a point --

22 TRUSTEE SHELTON: You just made



1 the presentation.

2 MS. JUMPER: The presentation was  
3 made and it kind of got off into some other  
4 issues. So, we didn't get to a real  
5 discussion on that.

6 But, that was not the final  
7 design. The reality is at some point --

8 TRUSTEE SHELTON: Those are just  
9 schematics. Yes.

10 MS. JUMPER: -- we came out to get  
11 the State Department's. I didn't really  
12 intend to spend all day on this discussion,  
13 but it is a valid and it's a real necessary  
14 discussion for me and my team in terms of how  
15 to proceed.

16 The State Department we can't, you  
17 know, forget that there's a very serious  
18 element there that needs to see something in  
19 order to say, in fact, we bless it being on  
20 our campus because they have that -- or they  
21 believe at this point they have that authority  
22 and we have made a commitment to give them a

1 design to look at.

2 So, we are at a place where I  
3 don't have a design to give them. I can show  
4 them the schematic, but that doesn't give them  
5 the comfort that it does address the security  
6 concerns.

7 So, the bottom line is how do you  
8 as the Facilities Committee see us proceeding  
9 based on the most recent vote as it relates to  
10 housing to answer the issues for the State  
11 Department and the community?

12 In a couple of days, we have a  
13 meeting with them. They're going to ask  
14 questions about housing.

15 So, just help me navigate that so  
16 we will know how to move forward in answering  
17 those questions.

18 TRUSTEE ASKEW: So, for me, you  
19 know, again, I mean I -- and I think that  
20 there's so many different moving pieces to  
21 this in making this decision, you know. So,  
22 now, that, you know, we have an understanding

1 of the scope, for me, I guess the question  
2 just becomes -- you know, because if there's  
3 finances involved I mean again, you know, we  
4 got to look at the timing of this and other  
5 things that we're doing and again, I guess  
6 whatever the cost of the solicitation will be.

7 You know, even though I think the  
8 State Department and the community are things  
9 that I think we could care for, they're not  
10 mandating that we do something right now that  
11 would cost us -- that makes us want to -- we  
12 have to run out and just throw out some money  
13 to do something that we're not financially in  
14 a position to do.

15 And so, again, everybody supports  
16 student housing. I support doing it, but I  
17 support doing it in a way that we have some  
18 level of comfort that we're not having to take  
19 two more steps back because we continue to  
20 take -- you know, we do something and then all  
21 of a sudden we got to take two or three more  
22 steps back to deal with the issue.

1                   The student housing will get  
2                   built. The builder will build it. He'll  
3                   finance it.

4                   But, at the end of the day, we're  
5                   going to be left on the hook for filling those  
6                   rooms and that really does have to go to  
7                   enrollment and right now, we don't know what  
8                   enrollment is. We know that the law school --  
9                   I mean I'm getting -- and it's not anywhere  
10                  near what was projected last year, the year  
11                  before that and it's a small portion.

12                  But, there are some certainties.  
13                  I think there's a little bit more comfort in  
14                  what those numbers are going to look like  
15                  based upon what's happening nationally.

16                  So, I'm in full support of student  
17                  housing, but I'm -- you know, it's just the  
18                  timing and making sure that we are in a  
19                  situation that if we do this, you know, we're  
20                  not looking at ourselves, you know, two/three  
21                  years down the road saying oh, wow, why did we  
22                  do this? We got this building. It's built.

1           It looks great, but we can't get, you know,  
2           200/300 students in it to pay market-rate  
3           rent.

4                       All right and particularly when 80  
5           percent of your student base, you know, is  
6           from the District of Columbia and some of  
7           which will have other options, you know,  
8           besides market-rate rent.

9                       So, and again, those are at least  
10          my concerns.

11                      CHAIR BELL: Did you want to say  
12          something?

13                      PRESIDENT LYONS: Not yet.

14                      CHAIR BELL: Not yet. Okay.

15                      PRESIDENT LYONS: You saw the  
16          wheels turning?

17                      CHAIR BELL: Yes.

18                      PRESIDENT LYONS: Well, I will say  
19          something. You know, I guess, you know, we've  
20          been talking about this ever since I've been  
21          here and at some point, we've got to move and  
22          I don't mean that in a frivolous or less than

1           serious manner, but I mean how long are we  
2           going to talk about this and I'm not sure  
3           we're any further along today than we were  
4           when I arrived. Well, yes, we are because we  
5           had a demonstration and we've seen a model and  
6           so forth.

7                        But, at what point -- I guess, you  
8           know, we want to bring some things to closure.  
9           I mean I'm getting ready to ask you about 801,  
10          you know, I mean and this is the easy one  
11          right here. You know, start talking about  
12          801.

13                       I mean I -- but, I mean, you know,  
14          how do we move? We got to be concerned about  
15          the numbers and I'm hearing and I'm  
16          understanding at least more now because of the  
17          enrollment, how the enrollment and we talked  
18          about that in our meeting this morning. The  
19          importance of enrollment.

20                       So, the fact that our enrollment  
21          -- overall enrollment is not moving up gives  
22          you some concern about whether we'll fill the

1           beds. I mean that's legitimate. I mean that  
2           makes sense and it helps us understand.

3                         But, there are some things if  
4           we're going to make this happen we need to  
5           move. There are some people we need to talk  
6           to and do some things.

7                         Like I said, we did not want you  
8           to pick up the paper and hear we've met with  
9           the folks from the State Department and having  
10          these conversations and have someone come back  
11          and say wait a minute. You know, why are you  
12          all over there talking to the State  
13          Department. Getting them upset. We never did  
14          such and such.

15                        So, we need to move ahead. I  
16          think this is a great project.

17                        You know, 200 beds, I guess I  
18          don't see that as a problem. I guess I'm  
19          thinking about the 600 and how we bring the  
20          second two buildings on line, but the first  
21          building with the 200 beds, I guess to me that  
22          doesn't -- I don't see that as a major issue.

1                   The question that I have, you  
2                   know, as we talked to bring in a partner, et  
3                   cetera, you know, is how can we phase this in  
4                   a way that doesn't commit us to 600 beds if  
5                   we've only got enough to fill 400 beds, you  
6                   know.

7                   So, but those are things that you  
8                   discuss with the partners when they come in  
9                   and put paper to pencil and that's going to  
10                  cost. I mean you don't know right now what  
11                  the cost will be, but I don't how we can avoid  
12                  that and move forward the project. I mean I  
13                  think we're there, you know, and that has to  
14                  be the next step.

15                  No one is rushing us to do this,  
16                  but people are asking us questions. You know,  
17                  how long are you going to talk about it?

18                  We're talking to students. I  
19                  think that the absence of housing and some may  
20                  disagree with that. I think that the option  
21                  of actually having on-campus housing may take  
22                  care of one or two of the pieces of this



1 element. I mean because we do -- it's  
2 anecdotal and I know that some were not  
3 convinced that the surveys we did for the  
4 previous presentation -- old water. I'm not  
5 -- you know, some of you all thought they were  
6 kind of shaky to be truthful, but, you know,  
7 I think just anecdotally we know.

8 I got three new students right now  
9 I met on the red line, you know, who are at  
10 Virginia State and would have been here by  
11 their own testimony had we had housing. Well,  
12 we can't market that.

13 But, I asked them sitting on the  
14 Metro why are you all carrying book bags from  
15 Virginia State? We wanted to stay close to  
16 home, but we wanted to be in a residential  
17 environment. So, we didn't even apply to UDC.  
18 They applied to Trinity, Howard and Virginia  
19 State. You know, so, you know --

20 CHAIR BELL: I think we need to  
21 have more discussion because, you know, I  
22 don't see any contraction between what you and

1 Joseph said, you know, and so --

2 PRESIDENT LYONS: And I wasn't  
3 implying that.

4 CHAIR BELL: No. No, but -- no.  
5 No, but I mean you're just saying but how long  
6 are we going to keep talking about this. We  
7 need to move and what I heard Joseph saying  
8 was we want to move, but we're just -- we're  
9 leery of the expenses.

10 So, in my mind, you go out and you  
11 get the studies. I mean I understand that  
12 it's going to cost dollars in order to do  
13 this. I don't think the Board ever said that  
14 you can't spend money to do this. I mean this  
15 is part of the operations. This is what you  
16 do as facilities and as part of your work,  
17 you're going out. You're doing studies.  
18 You're reviewing. Stuff like that.

19 But, if at the end of those  
20 studies, what I'm concerned about is that  
21 people think well, okay, now that these  
22 studies are all done, we're ready to go and

1 I'm just saying I'm not sure that at the end  
2 of those studies we will be ready to go. We  
3 may be, but I'm not sure that we will.

4 So, I mean I think that you should  
5 go out and get an RFP and seek developers and  
6 designers to come on. I have no problem with  
7 that. I think that that's important stuff to  
8 do.

9 But, while that's going on,  
10 hopefully, enrollment is going up and other  
11 things are being addressed. Because what I'd  
12 hate to see is that headline that says the  
13 University is continuing to slip in  
14 enrollment, is losing program certification  
15 and now wants to build 200 dorms. You know,  
16 it's a difficult thing to reconcile when we're  
17 got all these competing tangents. But, I  
18 absolutely -- tangents.

19 But, I absolutely think that we  
20 should be moving forward progressing with  
21 housing and I don't think anyone has said that  
22 you shouldn't. I guess you're just -- your

1 concern is about just how committed we are?

2 MS. JUMPER: No. No. I want to  
3 be very, very clear of what I've put on the  
4 table and want to -- definitely not suggested  
5 that you are saying that anything other than  
6 -- I'm seeking clarification of how to  
7 proceed. It's pure and simple as that.

8 CHAIR BELL: But, what do you need  
9 the Board to tell you to proceed? Because --

10 MS. JUMPER: Because we have to go  
11 to parties outside of the University.

12 CHAIR BELL: Right.

13 MS. JUMPER: Now having concrete  
14 discussions with stakeholders in the District  
15 and --

16 CHAIR BELL: Right.

17 MS. JUMPER: -- Joe, you know very  
18 well that means a lot now. That's a different  
19 issue. When you start having discussions, it  
20 means it's more -- it's very close to being  
21 real.

22 CHAIR BELL: Right.

1 MS. JUMPER: Okay. So, we don't  
2 have those discussions --

3 CHAIR BELL: Yes, but you go to  
4 the State Department and you talk to the City.  
5 We'd like to have housing ideally in three to  
6 five years. This is what I think we're going  
7 to need. We want to get a developer. This is  
8 what we're looking at. I have no problem with  
9 any of that.

10 I think that you can do that.

11 MS. JUMPER: Okay.

12 CHAIR BELL: But, if you're going  
13 to the State Department and saying we're going  
14 to have housing by 2017, that might be a check  
15 that we can't cash because we don't know what  
16 the enrollment's going to look like.

17 But, I have no problem with you  
18 right now going to the State Department. We  
19 have a master plan that's been approved that  
20 says we're going to put housing. This is the  
21 location of the housing. This is what we're  
22 thinking about the housing. This is what we

1 want to do. We've got a developer here that's  
2 got these schematics for us to look at.

3 I don't think anybody would object  
4 to that because that's not obligating the  
5 University in a way that, you know, if the  
6 facts on the ground don't align that we can't  
7 do it.

8 So, I think you can talk to the  
9 City. I think you can talk to the State  
10 Department. I think you can do your RFP.  
11 That's part of doing facilities for the  
12 University.

13 But, if, you know, six months from  
14 now, you were come up, and I know you  
15 wouldn't, but six months, you're going to say  
16 okay, we've got a proposal to build 200 units.  
17 Board we need your approval. You said you  
18 were on board. I'm going to be like no,  
19 that's not what we were on line with unless  
20 that we know that the enrollment and other  
21 factors were there to help support that. So,  
22 that you have to do the due diligence to get

1           there.

2                         So, I mean are we talking over  
3 each other or no?

4                         MS. JUMPER: I'm just  
5 clarification, Trustee.

6                         CHAIR BELL: But, I'm trying to  
7 clarify. Is it that --

8                         MS. JUMPER: I think I've heard  
9 that you want us to proceed. So, I think  
10 we're clear that you're saying proceed and --

11                         TRUSTEE SHELTON: Formal  
12 discussion at this level should be sufficient  
13 to go. This is the Committee that would make  
14 the terminal recommendation. So, the  
15 Committee is --

16                         MS. JUMPER: That's all I'm  
17 seeking.

18                         TRUSTEE SHELTON: -- clearly --  
19 and by its not saying something formally,  
20 gives you your professional authority to go  
21 forward I thought.

22                         TRUSTEE ASKEW: That's a --

1 MS. JUMPER: I don't know about --

2 CHAIR BELL: But, I mean to your  
3 point, Barbara, I would not be concerned if a  
4 week from now I read -- even if we didn't have  
5 this discussion, if I read UDC officials are  
6 talking with the State Department about  
7 housing in the future. That doesn't concern  
8 me.

9 If you went out and said UDC  
10 official talks with, you know, \$10 million  
11 investment for housing that's going to happen  
12 on -- I'd be like, Barbara, you really  
13 shouldn't have said that.

14 But, you can go and talk about  
15 housing with the State Department or with the  
16 City Council and feasibility of the study.  
17 That's what you're suppose to do.

18 TRUSTEE FELTON: But, my concern,  
19 you know, is that we cannot control what is  
20 said about the meetings.

21 CHAIR BELL: Right.

22 TRUSTEE FELTON: We know what our



1 intent is.

2 CHAIR BELL: Right.

3 TRUSTEE FELTON: We know what our  
4 intent is --

5 CHAIR BELL: Right.

6 TRUSTEE FELTON: -- by going into  
7 the meetings.

8 CHAIR BELL: Sure.

9 TRUSTEE FELTON: But, if from the  
10 meeting, they interpret or misinterpret that,  
11 you know, UDC Board is ready to commit to a  
12 600-bed residential, you know, living, what  
13 does that mean?

14 I mean maybe what we should say is  
15 exactly what your restriction is.

16 CHAIR BELL: Well, but, I mean we  
17 can't control what people are interpreting.

18 TRUSTEE FELTON: No. No. No, but  
19 I'm saying you can say --

20 CHAIR BELL: I mean no matter  
21 what --

22 TRUSTEE FELTON: -- that where we

1 are committed --

2 TRUSTEE SHELTON: Following  
3 through with the Master Plan. Which we've  
4 already approved our Master Plan. Which was  
5 to include housing on campus.

6 TRUSTEE FELTON: When?

7 TRUSTEE SHELTON: This plan is  
8 approved. Isn't that the Master Plan?

9 MS. JUMPER: The Master Plan was  
10 approved by Zoning Administrator, Zoning Board  
11 two years ago. It's the ten-year plan.

12 TRUSTEE SHELTON: It's a ten-year  
13 plan.

14 MS. JUMPER: So, we're now years  
15 into it.

16 TRUSTEE SHELTON: And following  
17 that ten-year plan --

18 CHAIR BELL: The first step is we  
19 want to talk to you about this.

20 TRUSTEE SHELTON: And we're still  
21 inside our approval period. After ten years,  
22 you might need some additional authority.

1 But, again, that's my thought.

2 MS. JUMPER: I appreciate  
3 clarification because that has not always been  
4 my understanding how we were going to proceed  
5 with this. So, that's why I'm seeking that.

6 TRUSTEE SHELTON: Again,  
7 discussion in the minutes gives you, you know,  
8 supportive documentation if you will -- I'm  
9 sorry. The minutes of our discussion -- okay.

10 CHAIR BELL: Go ahead, Trustee.

11 TRUSTEE SHELTON: No, again,  
12 that's where I am. What can we do to give her  
13 the assurance short of the Board of Trustees  
14 making a formal vote? Unless that's what's  
15 required.

16 CHAIR BELL: Trustee Askew.

17 TRUSTEE ASKEW: Well, I mean, you  
18 know, again, conversations. You do have to be  
19 cautious about some of these conversations.  
20 Because I'm going to tell you right now when  
21 you go to some of these members at the Council  
22 and you mention you want to go through -- you

1 want housing and you got financial enrollment  
2 problems, you're going to get a negative  
3 reaction. I already know three right not who  
4 are going to blow that -- who are going to  
5 exacerbate that to a level.

6 And right now, given at least from  
7 the legislative side, I mean we don't have a  
8 lot of friends. All right. Nobody's running  
9 to protect us.

10 All I'm saying is, you know,  
11 again, you know, to Chris's point, I just  
12 think you just got to -- I'm not -- we're not  
13 saying -- I'm not even saying not to do that.  
14 What I'm saying is that we have to be very  
15 clear on what's the basis and why we're coming  
16 in and what we said. Because if it is  
17 interpreted or if it's communicated in a  
18 different way, it's going to create -- it  
19 could potentially create some, you know,  
20 public attention that we really don't need.

21 Because the reality of the matter  
22 is that, you know, we have a Master Plan as

1           you said that's been approved. You have  
2           presented kind of what you thought the process  
3           should be as we, you know, go about our Master  
4           Plan. You know, I am feeling, you know, a  
5           little bit more comfortable now and  
6           particularly about the discussion about the  
7           potential idea of a solicitation though I  
8           would want to know what the cost associated  
9           with that is and whether or not it's pulling  
10          from something else that is of value for the  
11          University and again, I don't know what the  
12          number would be at all. I mean I don't know  
13          what the range would be. So, I can't even  
14          begin to guess what that would be.

15                        So, I mean -- in the State  
16          Department, I mean again I'm with, you know,  
17          Chairman Bell on this. I don't know -- and  
18          particularly talking to that stakeholder  
19          because it's not like they're going to -- I  
20          don't know that they will jump out. We  
21          haven't seen them just jump out and just start  
22          talking about a conversation that we've had

1 with them about various things in the past.

2 So, I don't necessarily --

3 MS. JUMPER: They've had some  
4 discussions with us.

5 TRUSTEE ASKEW: Right. Typically,  
6 right, it is -- I thought that that was a  
7 discussion that's usually a little bit more  
8 contained than it would be once you start  
9 having conversations with public officials and  
10 particularly at a time when some of them are  
11 running and what they will try to do to gain  
12 some points.

13 So, for me, you know, if it's just  
14 okay, you know, is it all right to go out for  
15 solicitation, for me, okay, I'm open to that.  
16 We want to know what the numbers are.

17 You know, if it's about talking to  
18 people, again, I just think you just got to be  
19 very clear and I don't know how you structure  
20 that to make sure that you're very clear.

21 I'm supportive of that and I think  
22 most of the Committee Members are supportive

1 of that and I think from what you said that  
2 gives at least a little bit more guidance  
3 because you didn't know whether or not the  
4 solicitation was okay.

5 MS. JUMPER: Yes, this does help.  
6 This is a very helpful discussion. So, I do  
7 -- I will table my concerns.

8 I think I've heard that the  
9 consensus is that I have authority to proceed  
10 with the solicitation with an understanding  
11 that we're seeking a developer partnership.  
12 The costs associated with it if it meets the  
13 threshold would come back before this  
14 Committee anyway. If not, I will certainly  
15 make sure our Chair's mindful of the cost  
16 associated with it. Most likely will be out  
17 of capital that it would be funded.

18 I have no idea what that dollar  
19 value is. I have no idea. I'm looking at --  
20 anybody have any idea? But, we will certainly  
21 let you know as we proceed.

22 As it relates to engaging

1 stakeholders, that will be some time down the  
2 road. We don't have to do that immediately  
3 because we would take our partner to those  
4 meetings.

5 So, that would be probably  
6 realistically a nine-month period probably by  
7 the time we do the solicitation and make a  
8 selection and have somebody on board.

9 Sherry, I'm looking at you.

10 But, I think that's a safe range  
11 to work within before we actually have a  
12 dialogue with stakeholders downtown with  
13 details.

14 TRUSTEE ASKEW: Yes, but before  
15 you do the solicitation, you'll come back to  
16 the Committee so we'll know what it's going to  
17 cost -- what it's going to cost to put out the  
18 RFP of the solicitation. Right?

19 MS. JUMPER: If that's your  
20 request. I mean I thought only if it's a  
21 million dollars.

22 CHAIR BELL: Yes, I mean if it



1 exceeds -- I mean this is a business activity.  
2 Right. Unless it exceeds -- I don't want us  
3 to be --

4 MS. JUMPER: Yes. We don't  
5 normally do that.

6 TRUSTEE ASKEW: I don't know what  
7 the number is.

8 CHAIR BELL: Yes.

9 MS. JUMPER: If it will be -- if  
10 it's a million dollars --

11 CHAIR BELL: You got to come back.

12 MS. JUMPER: -- we would -- well,  
13 it's \$4 million technically because of the  
14 capital -- use of capital dollars we would  
15 come back. If anything under that, we  
16 technically do not have that requirement to  
17 come back before the Board.

18 If you're asking that we do in  
19 this instance, I think we could make a  
20 exception obviously.

21 I don't know if that's what you're  
22 asking, but the threshold suggests it would

1 have to be over \$4 million.

2 TRUSTEE ASKEW: Well, again, I'd  
3 like to know what that number is. I'm not  
4 actually looking for a -- I'm not looking for  
5 necessarily approval.

6 MS. JUMPER: We can provide that.  
7 Um-hum. Sure. I understand.

8 TRUSTEE ASKEW: But, I am looking  
9 to at least be able to say -- to know what  
10 that number -- what the number is.

11 MS. JUMPER: That's fair.

12 PRESIDENT LYONS: We could let you  
13 know. We could let you know what the amount  
14 is. The amount, you know --

15 MS. JUMPER: Yes, I understand.  
16 We could certainly. Definitely. No problem.

17 TRUSTEE SHELTON: And again, as a  
18 Committee as we meet, information sessions.

19 MS. JUMPER: Absolutely.

20 TRUSTEE SHELTON: Information to  
21 the Board. This -- you know, we look at a  
22 color scheme. I mean, you know, I have no

1           idea professionally what's entitled, but we've  
2           done this on the project.

3                   MS. JUMPER:   Okay.

4                   TRUSTEE SHELTON:  We belong this  
5           way.

6                   PRESIDENT LYONS:  As long as we're  
7           not sitting at a Board meeting debating color  
8           schemes.

9                   TRUSTEE SHELTON:  You know, I  
10          don't expect to do that.  I just --

11                   PRESIDENT LYONS:  Then we're all  
12          in trouble.

13                   CHAIR BELL:  No, I mean and that's  
14          one of the things that, you know, I am mindful  
15          of.  I don't want the Board to be accused of  
16          micromanaging.

17                                So, and the other thing that I  
18          want to make clear and hopefully that's coming  
19          through, although the University's in a  
20          difficult time right now, we cannot stop  
21          thinking about the future and where we want to  
22          be and how we're going to get ourselves there

1 and I think that housing will help us to get  
2 there.

3 So, I don't want us to be so  
4 concerned and preoccupied with what's going on  
5 in the present that we can't anticipate and  
6 think about things in the future. So, that's  
7 why I support the housing. So, and I think  
8 it's good.

9 PRESIDENT LYONS: And we'll let  
10 you know what this -- what's the cost. Yes.

11 TRUSTEE ASKEW: And where the  
12 money's coming from. So --

13 PRESIDENT LYONS: Yes.

14 MS. JUMPER: Yes. Absolutely.

15 TRUSTEE ASKEW: Okay.

16 MS. JUMPER: Well, I think -- but,  
17 it was not too clear.

18 The other issue is, of course, 801  
19 North Capitol Street and just to very quickly  
20 summarized without spending most of the time  
21 on it, we did respond to 801 in some fashion  
22 through the Strategic Plan in terms of some

1 recommendations for consideration.

2 One of the recent questions we had  
3 from a not-to-be-named trustee is what is the  
4 status of 801? We had a trustee -- one of the  
5 Trustees asked the question of me to respond  
6 to the status of 801 North Capitol and I'm not  
7 sure how to respond to that.

8 I'll say that there were several  
9 recommendations made. One was, in fact --  
10 well, there are several factions. One, move  
11 some faction of the community college to  
12 Backus to free up space. One was to backfill  
13 some of that space with incubator businesses.  
14 There was discussion, but not actual  
15 recommendation to move everyone back to the  
16 campus here. One, time prohibitive. Cost  
17 prohibitive perhaps in the short term.

18 So, not that it wasn't thought  
19 about. It's just as we calculate it will be  
20 at a minimum \$11 million dollar venture.

21 There is so many moving parts to  
22 doing that. I guess we would like to have at

1 some point to answer that question maybe some  
2 more dialogue. Maybe not tonight. But, how  
3 we proceed with that discussion. But --

4 PRESIDENT LYONS: Time to --

5 MS. JUMPER: No. No, Dr. Lyons.  
6 Not at all. But, that was my reason for  
7 putting this on the agenda. Not to certainly  
8 take that away from Dr. Lyons.

9 I'm sorry, Dr. Lyons.

10 PRESIDENT LYONS: No, I'm glad you  
11 put it on the agenda because there's another  
12 wrinkle to this.

13 At the last meeting, we were --  
14 when we had the discussion about athletics and  
15 we were directed to find \$4 million. In the  
16 event that athletics is not eliminated, how  
17 would we fill that finance gap and in order to  
18 do that, we developed some options.

19 We used the work that Facilities  
20 had done and shared a draft with the Chair.  
21 I shared a draft with the Chair just to say  
22 here's what our thinking is. Here's where

1 we're heading and the question came up about  
2 the fact that we concluded that 801 would not  
3 be a part of the \$4 million backfill because  
4 of the time that it would take to address that  
5 and in my conversation with the Chair, you  
6 know, we --

7 CHAIR BELL: You mean like --

8 PRESIDENT LYONS: Yes.

9 CHAIR BELL: Okay.

10 PRESIDENT LYONS: I'm sorry.

11 CHAIR BELL: I was thinking the  
12 chair --

13 PRESIDENT LYONS: No. No. No.  
14 I'm sorry. I apologize.

15 CHAIR BELL: Okay. You mean the  
16 real Chair.

17 PRESIDENT LYONS: In my  
18 conversation with --

19 CHAIR BELL: Okay.

20 PRESIDENT LYONS: -- with Dr.  
21 Crider --

22 CHAIR BELL: The important chair.

1           Okay.

2                         PRESIDENT LYONS: The question  
3           came up well, you know, we've never really  
4           decided and it's another one of these  
5           questions, you know, we keep talking about 801  
6           and so, when we concluded that that probably  
7           would not be an item in the \$4 million  
8           backfill and we said well, there are reasons  
9           for that.

10                        First of all, the Board has never  
11           formally decided that we ought to move the  
12           community college back to Van Ness. Okay.  
13           That's the first thing.

14                        CHAIR BELL: Um-hum.

15                        PRESIDENT LYONS: Secondly, if the  
16           Board votes and decides to move the community  
17           college back to Van Ness, we would need to do  
18           a number of things.

19                        One, we would need to talk to the  
20           U.S. Department of Education and probably ask  
21           them to waive their policy that a branch is  
22           geographically separate. Okay. Because



1           that's the definition now of a branch. That  
2           it's geographically separate. So --

3                   TRUSTEE ASKEW: Now, let me just  
4           before you get past that point, we've asked  
5           that question before.

6                   PRESIDENT LYONS: Okay.

7                   TRUSTEE ASKEW: And asked your  
8           predecessor.

9                   PRESIDENT LYONS: Okay.

10                  TRUSTEE ASKEW: Said when he  
11           asked, the answer was -- is that it would be  
12           okay. Because he's the one that presented the  
13           first right sizing and it was presented. The  
14           Board did make a -- the Board did -- the first  
15           exercise.

16                  PRESIDENT LYONS: The Board voted  
17           to move it.

18                  TRUSTEE ASKEW: The Board -- it  
19           was included in the --

20                  CHAIR BELL: Right-sizing plan.

21                  TRUSTEE ASKEW: -- plan. The  
22           right-sizing plan.

1 PRESIDENT LYONS: Okay.

2 CHAIR BELL: The question was  
3 asked and also, I don't know if it was asked  
4 of the --

5 TRUSTEE ASKEW: And he did ask and  
6 he said -- and they said he asked specifically  
7 if we were to move it to back right here as  
8 long as it was in a separate building like we  
9 -- and this --

10 CHAIR BELL: Could have it's own  
11 postal address.

12 TRUSTEE ASKEW: Yes. He said --  
13 what the Board was told that they said that  
14 that would be fine.

15 CHAIR BELL: And we also asked  
16 Middle States about -- well, we asked Middle  
17 States about it and then the consultants that  
18 we had from Dow Lohmes who were formerly of  
19 Middle States had also thought that the  
20 geographical requirement was met if it was an  
21 isolated building capable of having it's own  
22 postal address.

1                   So, I don't know if they went to  
2                   the Department of Education.

3                   PRESIDENT LYONS: Well, I  
4                   appreciate the feedback because the thing that  
5                   made me conclude that we needed to go to the  
6                   USDE was because when I talked to the folk at  
7                   Middle States --

8                   CHAIR BELL: Yes.

9                   PRESIDENT LYONS: -- they said  
10                  well, we would have to get the USDE to waive  
11                  in a sense that requirement. So, my  
12                  assumption is that if it had already been --  
13                  the request had already been made, Middle  
14                  States would have known something about it and  
15                  we wouldn't have it.

16                  So, that's why --

17                  TRUSTEE ASKEW: And just let me  
18                  because I'm not clear on --

19                  PRESIDENT LYONS: Yes.

20                  TRUSTEE ASKEW: -- whether he  
21                  asked Middle States or the U.S. Department of  
22                  Education.

1 PRESIDENT LYONS: Okay.

2 TRUSTEE ASKEW: But, I know he  
3 went to one and again, I mean, you know, the  
4 people have changed over at Middle States as  
5 well.

6 PRESIDENT LYONS: Sure. Sure.

7 TRUSTEE ASKEW: So, he may have  
8 went to Middle States and gotten an answer,  
9 but now, as you know, the people have changed  
10 and their strategies and the way they look at  
11 institutions have changed as well.

12 PRESIDENT LYONS: Okay.

13 TRUSTEE ASKEW: So.

14 PRESIDENT LYONS: So, for the sake  
15 of discussion then, there would have to be  
16 that approval. U.S. Department of Ed would  
17 have to agree then that if we moved here,  
18 moved into our own building, had a separate  
19 mailing address, et cetera, et cetera that  
20 they would be comfortable with that and that  
21 we would not loose the branch status.

22 I indicated to Dr. Crider we'd

1           also have to deal with the numbers. So, this  
2           Vice President has projected that it could  
3           cost as much as \$11 million to move the  
4           community college back, to renovate space for  
5           them, to renovate space for the people you'd  
6           have to move out of building 44 into their new  
7           location, et cetera, et cetera. So, we had to  
8           cost that out and identify where that money  
9           would come from.

10                         Then we would have to deal with  
11           the City in terms of -- well, we'd have to  
12           deal with the owner of the building. I'm  
13           sorry. We'd have to deal with the owner of  
14           the building because right now we're the  
15           tenant and if we move out, we're still  
16           obligated to pay the rent.

17                         So, there would have to be some  
18           agreement with the owner of the building to  
19           allow us to move, to find somebody else to  
20           come in and lease the space and/or we would  
21           have to go to the City and see if they would  
22           move another state agency into the building

1 freeing us from the lease, et cetera, et  
2 cetera.

3 So, that is why we didn't feel  
4 that this would be timely enough to be a part  
5 of the backfill for the 4 million that -- you  
6 know, I won't call the trustee's name either  
7 who said you all can surely find 4 million in  
8 your budget, you know, and we're looking, but  
9 that isn't one of the options because that  
10 could take who knows how many years and we  
11 don't control it.

12 So, and the dollars that we need  
13 to move the Strategic Plan forward, we need to  
14 identify sooner than later so that we can pump  
15 them into a program that you heard about  
16 earlier. The kinds of things that we wanted  
17 to do. So, I did not --

18 CHAIR BELL: Well, of those three,  
19 the one that concerns me the most is the cost.  
20 Because the Department of Education is dealing  
21 with HBCUs that are struggling and they're  
22 trying to do it.

1           So, I mean it seems like to me if  
2           we were to talk with them and explain to them  
3           the financial situation of the University and  
4           how this can help to facilitate and articulate  
5           a pathway where those community college  
6           students could then go to the four-year  
7           university or would perhaps be more likely and  
8           that we'd have shared cost that would be  
9           reduced as a result of that.

10           I think -- I don't know what's in  
11           the waiver process, but I would think that  
12           there's a lot of factors that align for us  
13           that would help us out and I don't know that  
14           this is the first request. There are others  
15           that are doing it. So, that one hopefully  
16           we'd be able to address.

17           With respect to the lease, I mean  
18           the landlord can only go by what's in the  
19           lease and we have the right to assign it to  
20           another agency. We'd have to find that  
21           agency, but we have the right to assign it to  
22           an agency and then if it's a non-agency --

1 but, it's reasonable approval. So, they -- I  
2 mean they can't be arbitrary or capricious.  
3 They can't condition it. It's a reasonable  
4 approval.

5 And then if it's a non-government  
6 agency, I think -- actually, I think it's for  
7 a non-agency they have approval. Right? I  
8 think if it's another government agency, I  
9 thought we could do it.

10 Now, that doesn't mean we can  
11 produce a government agency. You know, you  
12 could try to assign and sublet as well.

13 So, I think that there's options  
14 with respect to the lease.

15 Finding \$11 million, you know,  
16 that's the harder one. I mean we have what?  
17 Seventeen years left on that lease, you know.

18 And when this was first talked  
19 about, it was about \$8 million in savings. It  
20 was the 5 million from 801. Then it was P.R.  
21 Harris and then it was Backus and it wasn't  
22 leaving the wards where we were at with those



1 locations, but moving into more efficient  
2 locations because P.R. Harris was such a drain  
3 on us.

4 So, there was a lot to be talked  
5 about, but ideally, cost savings from those  
6 could help offset that \$11 million.

7 So, I mean I think that there's  
8 options for all of these, but it's not going  
9 to be easy and you're right. There was no  
10 vote that was ever taken because we were never  
11 asked to do a vote on it. We were raising  
12 ideas when we first put out the right-sizing  
13 plan.

14 TRUSTEE ASKEW: Right-sizing plan.  
15 Um-hum. Okay. Because the cost to stay in it  
16 is extremely high as well.

17 CHAIR BELL: Yes.

18 TRUSTEE ASKEW: So, you can talk  
19 about the savings, but if it's 17 more years  
20 we have --

21 CHAIR BELL: I thought the 17  
22 years on that one.

1 MS. JUMPER: It's 17-year lease.  
2 So, two years -- already been a year. So.

3 TRUSTEE ASKEW: And it's costing  
4 how many a year -- how much a year? Five  
5 million?

6 MS. JUMPER: It's 5 million  
7 overall.

8 TRUSTEE ASKEW: Yes.

9 MS. JUMPER: That's why --

10 TRUSTEE ASKEW: So, I mean that's  
11 a -- yes, so, I mean but you did preface it by  
12 saying the short term. You did say that.

13 MS. JUMPER: Pardon me.

14 TRUSTEE ASKEW: You did say short  
15 term. You said \$11 million. It would cost us  
16 \$11 million in the short term. That would be  
17 the exact --

18 MS. JUMPER: That's what we're  
19 projecting, but --

20 TRUSTEE ASKEW: -- on the short  
21 term, but the long term, you know, by staying  
22 in it, I mean that's --

1 CHAIR BELL: You'd spend far more.

2 TRUSTEE ASKEW: -- it's an expense  
3 and does it escalate any more than what it is  
4 today?

5 MS. JUMPER: Yes.

6 TRUSTEE ASKEW: So, then it gets  
7 -- so, then it gets -- it gets higher than  
8 that. Yes.

9 CHAIR BELL: So, Jim, were you  
10 looking for just -- were you raising the issue  
11 or do you -- is this something that you think  
12 we need to talk about more in the Executive  
13 Committee or something like that?

14 PRESIDENT LYONS: Well, I think  
15 that, you know, this keeps coming up, you  
16 know, in all of our meetings. I mean it keeps  
17 coming up 801. Move 801 back. Move 801 back  
18 and I didn't know that the Board had ever  
19 taken action to do that and certainly, if  
20 you're going to start down that path, we would  
21 need, in fact, the authority and direction  
22 from the Board.

1                   This is what we want to do and  
2                   this has nothing to do with the politics. We  
3                   haven't even -- I hadn't even gotten into  
4                   that. I'm not even talking about the  
5                   politics.

6                   CHAIR BELL: You notice I left  
7                   that out.

8                   PRESIDENT LYONS: Right. Well,  
9                   we're not there yet because there's enough --  
10                  there's enough on the table, you know, to try  
11                  to make that happen.

12                  Because I'm not sure how DOE would  
13                  respond to that only because you're asking --  
14                  if, in fact, they have established the  
15                  definition for branches, you know, even if  
16                  they were emotionally supportive whether they  
17                  would want to open that door up to waiving  
18                  that definition and saying well, you know, a  
19                  branch can be in the same building with you.  
20                  You know, it doesn't matter. You know, I mean  
21                  whether they want to -- whether they would  
22                  want to be --

1 CHAIR BELL: They don't even have  
2 to be emotional about it. I mean literally --

3 PRESIDENT LYONS: I said  
4 emotional. Desiring to help us, but --

5 CHAIR BELL: I mean --

6 PRESIDENT LYONS: Whether they'd  
7 want to open that up, I'm not sure, you know,  
8 but before going to the --

9 CHAIR BELL: Yes.

10 PRESIDENT LYONS: But, I will  
11 research to see if, in fact, that request was  
12 made. But, I know if it was made, people have  
13 changed in Middle States. You're absolutely  
14 right. But, they appear not to be aware of  
15 the fact that that's --

16 CHAIR BELL: Nothing has gone to  
17 the Department of Education.

18 TRUSTEE FELTON: If there were a  
19 request that would be in writing. The records  
20 will reflect that.

21 So, I mean I don't think we have  
22 to spend a lot of time. If there's no record,

1           it didn't happen.

2                       TRUSTEE ASKEW:   And I do want to  
3           make sure I'm clear.   You know, the 801 -- I  
4           actually like the location of 801.   You know,  
5           I have other concerns about this capacity  
6           issue.   I like the location.   So, really I  
7           like all that.

8                       To me at the end of the day, it's  
9           all about the expense associated with it.   Has  
10          nothing to do with the location, whether I  
11          like the building.

12                      You know, if you ask me about P.R.  
13          Harris, I got a different opinion about that.  
14          Right.   Because I do believe that there's  
15          probably some other space that would be better  
16          than what we have today.

17                      MS. JUMPER:   More conducive to our  
18          needs.

19                      TRUSTEE ASKEW:   Right.   More  
20          conducive to our needs.

21                      So, that's, you know, it is and,  
22          you know, P.R. Harris still has an expense

1 element plus it just had facilities completely  
2 just -- so, I'm not against 801 North Capitol  
3 Street.

4 I am just -- I continue to be very  
5 concerned as to the expenses associated with  
6 it and whether or not it is something at least  
7 in the current -- where we are today where  
8 there's something that we can continue to bear  
9 unless we also have some strategies. Okay.

10 We also need -- if we're going to  
11 keep it, then I think we got to look beyond --  
12 we got to look at figuring out well, how are  
13 we going to -- how are we going to bear that  
14 burden because it does continue to escalate  
15 and so, we need to figure out how we're going  
16 to do that. So that, you know, whether that  
17 means we're still -- there's still an  
18 opportunity to lease some space. I don't know  
19 what it may look like, but I do think that  
20 we've got to find some help in subsidizing the  
21 cost of that location.

22 CHAIR BELL: So, then, why don't

1 we convene a meeting of you, Dr. Lyons and you  
2 Barbara and the real chair and myself and  
3 maybe we can talk about some different options  
4 and then get something ready for the Board to  
5 think about. Because, you know --

6 PRESIDENT LYONS: Facilities has  
7 developed those options.

8 CHAIR BELL: Yes, but I think we  
9 need a discussion.

10 PRESIDENT LYONS: Sure.

11 CHAIR BELL: Yes. Yes. So, in  
12 order to move this on because you keep saying  
13 it's popping up, you don't have direction and  
14 so, the Board is going to have to give you the  
15 direction.

16 The Board never voted on moving  
17 out of 801 because it was suggested in the  
18 right-sizing plan and then that provoked a  
19 reaction and then when we did our 20/20 Vision  
20 Plan, it was referenced in there. But, the  
21 discussion wasn't there about it and so,  
22 that's why I think there's this gap because



1           there was never any -- there was never a  
2           request to act upon what was in the right-  
3           sizing plan because that was thrown out there.  
4           So, I think it is fair to say that there  
5           should be some type of action or some type of  
6           statement from the Board to address this.

7                         So, but I think the way to do that  
8           is to get the Committees Members, Executive  
9           Committee and you and Barbara together, talk  
10          about it some more and then figure out what we  
11          want to do and get something to the Board and  
12          it'll need to come to the Facilities I think  
13          first.

14                        Okay. Does that make sense?

15                        PRESIDENT LYONS: Yes. Thank you.

16                        CHAIR BELL: All right. Any other  
17          construction planning facility business under  
18          that topic?

19                        Thank you.

20                        MS. JUMPER: I think we go to  
21          buses now.

22                        CHAIR BELL: Okay. So, Trustee

1           Askew, we had changed the agenda a little bit.  
2           So, I think what we can do now is go back to  
3           the Motor Coach Buses' contract. Talk about  
4           that. All right.

5                       MS. JUMPER: Oh, I was corrected.  
6           There are two items that we will bring before  
7           you in the --

8                       CHAIR BELL: Okay.

9                       MS. JUMPER: Two items for  
10          consideration. I'm sorry. Thank you.

11                      Two items for contract  
12          consideration would be presented. One will be  
13          the -- oh, gosh, I lost it real quick.  
14          Contract for the -- Engineering Program  
15          contract will come before you and the other  
16          one is Backus. That's right. The next phase  
17          of Backus. So, those are two contracts  
18          that'll be coming and we'll be seeking your  
19          approval for March.

20                      CHAIR BELL: Okay.

21                      MS. JUMPER: So, just giving you a  
22          heads up on that.

1 CHAIR BELL: Okay.

2 MS. JUMPER: Motor Coaches.

3 Before you a request to consider approval for  
4 two buses for the University's use. We have  
5 historically had two buses in the fleet for  
6 the University. They are probably 25 and 28  
7 -- 25 and 30 years respectively in their age.

8 We have attempted to -- yes, they  
9 are very old. They definitely have out used  
10 -- I mean outlived their usefulness. Their  
11 life cycle has been exceeded many times over  
12 by trying to get it refurbished. They've been  
13 towed down to Lorton, Virginia on numerous  
14 occasions. The buses have actually literally  
15 broken down en route on transit on the  
16 interstate with students on board on numerous  
17 occasions and we'd have to call another bus to  
18 rescue our students.

19 With that said, this issue has  
20 been long standing. We actually got to a  
21 place last spring where my staff brought to me  
22 a request for purchasing new buses long before

1 the right sizing and I'll say that for a  
2 reason.

3 The need for reliable bus service  
4 existed then and now and we do believe it's  
5 more cost effective to move forward and to get  
6 students a more reliable method for transit.

7 So, we have gone out and sought  
8 solicitation for two buses as we have two now.  
9 The primary users of our buses vary. One  
10 obvious user -- predominant user is athletics.  
11 However, we do have 4H. We have our student  
12 government association causes and I have a  
13 list here somewhere. Kind of got off on 801,  
14 but we have numerous program utility for the  
15 bus that goes beyond athletics and I say  
16 because I will assume that some of the  
17 questions will come with the thinking that  
18 this is done or being purchased to support  
19 athletic activities only. I will say they are  
20 the predominant user.

21 The reason why two buses are  
22 needed is that there -- if athletics remains

1           which as far as I know right now, they will,  
2           there are instances where two buses are  
3           transit at the same time as we have multiple  
4           teams.

5                         But, there are also times when  
6           athletics may be using it and Workforce  
7           Development, for example, had necessity for  
8           use of our buses. PASS has use for our buses.  
9           Faculty and staff retreats. So, we have  
10          numerous or various opportunities to use our  
11          buses.

12                        It's still opportunities to maybe  
13          lease out our buses for revenue generating  
14          purposes.

15                        But, the bigger factor I think is  
16          one, the buses are aged. We lose an  
17          opportunity to advertise the University when  
18          we use rental buses which we're doing right  
19          now because those buses are basically with no  
20          utility.

21                        We will sell those buses. So, we  
22          will get some revenue from that.

1                   But, we advertise. We get a  
2                   beautiful bus. University of the District of  
3                   Columbia. Not only in the City. It goes on  
4                   the transit of 95 and any other place we have  
5                   to go. A lot of times going North 95 because  
6                   we're in the conference that goes up to  
7                   Connecticut and New York. It's a great  
8                   advertisement tool.

9                   With that said, I put before the  
10                  Committee the request for consideration of  
11                  approval for two buses for the University.

12                 CHAIR BELL: All right. Thank  
13                 you. I'm just going to open this up. So, if  
14                 anybody wants to ask any questions, feel free.

15                 Trustee Felton.

16                 TRUSTEE FELTON: Yes, I have a  
17                 question. Life cycle, I mean I understand we  
18                 have far exceeded that, but I suppose each  
19                 year it came before us we simply didn't have  
20                 the money or what? And tell us what we spend  
21                 on rental versus purchase. I mean.

22                 MS. JUMPER: We're going to call

1 Cassandra Park up who's over transportation.

2 I'll be candid with you. For the  
3 last five years, I've been pushing this  
4 discussion back as a priority. We're just at  
5 a point now where buses have broken down so  
6 many times it's embarrassing to see a UDC bus  
7 on I-95 with students waiting for someone to  
8 come rescue them.

9 So, this is an issue of just  
10 really outliving it's usefulness. We're  
11 leasing now. That has been candidly  
12 problematic with the last vendor that we had.

13 We have a new one now who's far  
14 more reliable, but candidly, I'm not sure if  
15 that's how the University will want to  
16 proceed.

17 But, I'll allow her to speak to  
18 the cost.

19 MS. PARK: Hi. Cassandra Park.  
20 So, far last year, we know that we spent about  
21 \$100,000 in renting the buses.

22 TRUSTEE FELTON: One year.

1 MS. PARK: One year. Yes.

2 CHAIR BELL: So, Barbara --

3 MS. JUMPER: Thank you, Cassandra.

4 CHAIR BELL: -- where is the money  
5 coming from for the buses? Is it out of the  
6 capital budget?

7 MS. JUMPER: Yes, so, we made a  
8 special request to the Office of Budget to be  
9 able to use our capital for the purpose of  
10 purchasing the bus. They gave us the  
11 authority to do that.

12 So, we are using capital Paygo  
13 money which will allow us to make this  
14 purchase.

15 CHAIR BELL: And if it's not used,  
16 we lost it. Right?

17 MS. JUMPER: Not really. It'll be  
18 used for another --

19 CHAIR BELL: It has to be  
20 reallocated to another --

21 MS. JUMPER: It will be  
22 reallocated for another use. Yes.



1 TRUSTEE SHELTON: That was my  
2 question. I'm glad. I was concerned that we  
3 were getting a four-bus fleet and I was trying  
4 to explain to myself why we would have a four-  
5 bus fleet.

6 MS. JUMPER: Four buses?

7 TRUSTEE SHELTON: Yes.

8 MS. JUMPER: Oh, no.

9 TRUSTEE SHELTON: Two that we  
10 already had and --

11 MS. JUMPER: Oh, no. No, we're  
12 going to dispose by way of getting revenue  
13 back for the sale of those because that's  
14 salvageable parts for somebody. Somebody --  
15 a nice church might like the bus. Try to fix  
16 it, but they are --

17 TRUSTEE FELTON: Will you talk  
18 about the maintenance and the drivers and  
19 operations?

20 MS. JUMPER: So, yes, the  
21 maintenance of the buses right now -- and I'm  
22 going to step out on this one, but I believe

1 we will continue to have a maintenance. It  
2 will be under warranty for some period of  
3 time.

4 Sherry, can you speak to the  
5 warranty?

6 MS. QUASHIE: That's correct.  
7 That's correct.

8 MS. JUMPER: Okay. So, five-year  
9 warranty. So, most of the service for the bus  
10 at least for the first five years will be  
11 covered under warranty.

12 We will still hire by way of a  
13 contract someone to actually drive the bus.  
14 We are kind of trying to determine whether or  
15 not it's cost effective to hire a full-time  
16 bus driver to sit and wait for -- to be  
17 engaged. I think it's cheaper to actually  
18 hire someone, but we'll see.

19 Two new buses, maybe the activity  
20 will increase. Maybe it will justify the need  
21 of hiring a full-time bus driver, but right  
22 now, our thinking is to continue on the track

1 of hiring a CDL bus driver to come in and  
2 actually transport our students.

3 One, they're certified. The  
4 liability is with the company. It's not with  
5 the University.

6 TRUSTEE SHELTON: Because the  
7 insurance for groups for athletics is very  
8 high. So --

9 MS. JUMPER: That's correct.

10 TRUSTEE SHELTON: -- one of the  
11 things I heard you say was that it's going to  
12 be carried by the carrier.

13 MS. JUMPER: That's correct.

14 TRUSTEE SHELTON: Okay. Not by  
15 the University because that was another  
16 concern.

17 MS. JUMPER: I'm sorry. Sherry,  
18 is there something I'm saying incorrectly?  
19 Did I say something?

20 Yes, the buses, but the drivers  
21 are also insured by virtue of their company.

22 TRUSTEE SHELTON: But, the riders

1 of the buses, who's covering that insurance?

2 MS. QUASHIE: That would cover --  
3 that would be covered by the University.

4 MS. JUMPER: Sherry. Sherry.

5 TRUSTEE SHELTON: That's -- okay.  
6 That's -- is that expense included in the  
7 pricing?

8 MS. QUASHIE: Good evening.  
9 Sherry Quashie. Good evening. Sherry  
10 Quashie.

11 That cost would be covered -- that  
12 cost, that would cover the students. The  
13 insurance that we use to cover the buses would  
14 cover the students.

15 TRUSTEE SHELTON: Okay. Excuse  
16 me. In the past, there was a school insurance  
17 that we have on all of our students. Do we  
18 still have that? You know, does every college  
19 student have to have insurance?

20 I'm talking from my public school.

21 MS. QUASHIE: Yes, I --

22 TRUSTEE SHELTON: Please don't

1           misunderstand. Is that -- we will give you an  
2           insurance policy. All of our athletics had to  
3           have an insurance policy that they were able  
4           to purchase as a group purchase.

5                       MS. QUASHIE: Was it for health  
6           insurance or was it --

7                       TRUSTEE SHELTON: Accident  
8           insurance. Not health insurance. Accident  
9           insurance. You know, from door to door is how  
10          we were, you know, explained. So, that when  
11          they got on the bus to go to a game, they were  
12          insured in case something happened.

13                      Now, I'm hearing you say that  
14          expense is picked up by the University.

15                      MS. JUMPER: That's my  
16          understanding.

17                      TRUSTEE SHELTON: But, we do not  
18          require as a University for the students to  
19          have -- you know, when they get on the bus,  
20          they don't -- we don't have a blanket  
21          insurance plan other than what we institute  
22          now?

1 MS. JUMPER: Yes, I'm not at --  
2 yes, I'm not sure I can respond to that.

3 MS. QUASHIE: Not to my knowledge.

4 TRUSTEE SHELTON: I'm just saying  
5 that there's -- it's usually -- there's  
6 usually a transportation insurance package --

7 MS. JUMPER: Um-hum. That makes  
8 sense.

9 TRUSTEE SHELTON: -- for carrying  
10 kids or students to events.

11 MS. JUMPER: That's correct.

12 TRUSTEE SHELTON: And sometimes  
13 it's carried by the parents and sometimes it's  
14 carried by the organization.

15 MS. JUMPER: I will step out there  
16 and we have to confirm this. I don't think  
17 anyone can answer that right now, but that  
18 there is a policy that would cover our  
19 students in our University insurance policy.  
20 I'm just not at the point of --

21 TRUSTEE SHELTON: It's not -- it's  
22 not -- okay and that's just something.

1 MS. JUMPER: Okay.

2 CHAIR BELL: I had a question.

3 MS. JUMPER: Yes.

4 CHAIR BELL: On the capital  
5 procurement summary that you've got on page 1,  
6 you indicate on social impact that it would  
7 help the University carry out their goals of  
8 creating a nurturing and premier community  
9 college on here.

10 MS. JUMPER: Yes.

11 CHAIR BELL: Can we get the other  
12 uses put on here that it will be used for as  
13 well?

14 MS. JUMPER: So, the ones that I  
15 spoke to such as the other users? Yes, we can  
16 definitely incorporate them.

17 CHAIR BELL: That's important for  
18 folks to know.

19 MS. JUMPER: I got you.

20 TRUSTEE ASKEW: Mr. Chairman, I  
21 just want to -- yes, I appreciate it because  
22 that is what I singled in on and why I want to

1           be -- make sure I didn't miss this  
2           conversation.

3                       MS. JUMPER:   Okay.

4                       TRUSTEE ASKEW:   Because I wanted  
5           to understand the matter.   Because if it was  
6           just for that particular purpose --

7                       MS. JUMPER:   Yes, that would be a  
8           problem.

9                       TRUSTEE ASKEW:   -- then that  
10          creates a whole other level of questioning and  
11          concern --

12                      MS. JUMPER:   I understand.

13                      TRUSTEE ASKEW:   -- for me, but  
14          you've gone through it.   So, my question --

15                      MS. JUMPER:   Okay.   So, we will  
16          incorporate the other users in the document.

17                      TRUSTEE ASKEW:   Other users.   Yes,  
18          the University, the law school --

19                      MS. JUMPER:   Yes, sir.

20                      TRUSTEE ASKEW:   Absolutely as  
21          needed.   So.

22                      MS. JUMPER:   Yes.



1 TRUSTEE ASKEW: Okay.

2 CHAIR BELL: Are there any other  
3 questions?

4 TRUSTEE FELTON: So moved.

5 CHAIR BELL: Okay. Motion has  
6 been moved --

7 TRUSTEE SHELTON: Seconded.

8 CHAIR BELL: -- and seconded.  
9 Okay. All those in favor?

10 (Ayes.)

11 CHAIR BELL: Opposed?

12 Abstentions? Okay. The motion carries  
13 unanimously.

14 All right. So, I believe the next  
15 item on our agenda is other business. Is  
16 there any other business?

17 TRUSTEE ASKEW: Mr. Chairman. Mr.  
18 Chairman.

19 CHAIR BELL: Okay.

20 TRUSTEE ASKEW: No other business.  
21 Well, let me just say this. We did have a  
22 conversation as we started our right-sizing

1           discussions about the University's housing for  
2           the President and I don't think we've had that  
3           on the agenda. But, I do believe it was one  
4           of those areas where, one, it needed further  
5           discussion and then two, because the  
6           discussion would include whether or not it  
7           makes sense to sell it. Whether -- you know  
8           and gain some revenue that way or whether to  
9           keep it.

10                   TRUSTEE FELTON: Although we would  
11           not get the revenue.

12                   MS. JUMPER: That is correct.

13                   TRUSTEE FELTON: Right.

14                   TRUSTEE ASKEW: Right. We would  
15           not. Right. Well, that's true.

16                   MS. JUMPER: We would have to seek  
17           approval from the City to retain the use of  
18           those dollars.

19                   TRUSTEE ASKEW: Right. Okay.

20           So --

21                   MS. JUMPER: And they may or may  
22           not do that.

1 TRUSTEE ASKEW: -- I only bring it  
2 up just to keep the conversation going because  
3 I know we say we were going to get back to --  
4 and then as we look for our permanent  
5 president, that issue will need to -- will  
6 resurface and so, I just want to make sure  
7 this Committee is taking a look at it.

8 CHAIR BELL: No, I appreciate  
9 that. I don't know that we talked about it at  
10 the last meeting or not. I mean we are aware  
11 of the fact that the money would go back to  
12 the City unless we get a waiver.

13 The other issue, of course, is  
14 finding housing that's within the two-mile  
15 curtilage of the University so they could  
16 qualify for the tax -- the favorable tax  
17 treatment for the president. So, you know,  
18 we've talked about is there some type of flop  
19 or exchange or something that we could  
20 theoretically do if we could find something in  
21 the price range for the University, but that's  
22 something that I guess we'll need to follow up

1 on.

2 MS. JUMPER: I'll be very candid.  
3 We have not had the time to, but we will  
4 devote some time to explore on whether or not  
5 there's a property within the radius that's  
6 within the IRS guidelines that could possibly  
7 work.

8 TRUSTEE FELTON: Or an exchange.

9 MS. JUMPER: Yes.

10 TRUSTEE FELTON: Yes, that would  
11 be the --

12 TRUSTEE ASKEW: Yes, especially on  
13 a -- yes, but I -- yes.

14 PRESIDENT LYONS: Or you -- have  
15 you already decided that you want to stay in  
16 the presidential housing business?

17 MS. JUMPER: Business.

18 TRUSTEE ASKEW: No. No. No,  
19 that's not -- and I think that's the  
20 conversation. I don't think -- we haven't had  
21 that full conversation.

22 MS. JUMPER: No, we haven't.

1 TRUSTEE ASKEW: Because there are  
2 -- even though, you know, we do have expense  
3 associated with it now and then we have  
4 limited utility out of it. So.

5 TRUSTEE FELTON: And a housing  
6 allowance would probably be cheaper.

7 TRUSTEE ASKEW: Yes, and again,  
8 I'd like to explore, you know, yes, a  
9 conversation on all those issues.

10 TRUSTEE SHELTON: And this is an  
11 agenda item, as a follow up, you know we have  
12 a full year of parking money.

13 MS. JUMPER: Yes.

14 TRUSTEE SHELTON: And that was my  
15 question before. Is that -- we have some  
16 experience now with parking. So, we could do  
17 some -- I never did find out how much income  
18 we generated and again, I'm just asking us to  
19 start presenting that such that we're aware of  
20 the benefits of all renovations to parking.

21 MS. JUMPER: Sure.

22 TRUSTEE SHELTON: In the past, we

1           could never tell how much revenue was  
2           generated from parking. Now, we can, but to  
3           date, there's been no information I'm aware of  
4           as to what --

5                       MS. JUMPER: Presented to you.

6                       TRUSTEE SHELTON: -- has -- what  
7           the zero-base budget was. You know, we've got  
8           the first year. I presume it will go up. I  
9           presume it will grow, but the first year gives  
10          us something we never had before as to what  
11          that income looks like on an annual basis and  
12          that was --

13                      CHAIR BELL: Do you have any ball  
14          park on that?

15                      MS. JUMPER: I have requested from  
16          finance. They're in the midst of closing and  
17          I will have some final I didn't have in time  
18          for this meeting today.

19                      TRUSTEE SHELTON: I just wanted to  
20          keep it on the table.

21                      MS. JUMPER: I know you requested  
22          if, but yes, I will definitely have it to you.

1 TRUSTEE SHELTON: And I've said  
2 that before. Okay.

3 CHAIR BELL: Okay. I'd like to  
4 know about the student center.

5 MS. JUMPER: Yes.

6 CHAIR BELL: How are we doing?

7 MS. JUMPER: That's a great  
8 question. The student center, we do now have  
9 approval from the City Council and for  
10 whatever reason, new practice or new policy,  
11 the Mayor had to sign off on it.

12 I'll just say there was some delay  
13 in getting everything done, but we now have  
14 been told officially that the 20 percent's  
15 approved and we are moving forward.

16 I'll look to my team if they want  
17 to add anything, but you will see vigorous  
18 movement if we can get it above freezing.

19 We finally have everything we need  
20 to move this forward. So, you will -- we'll  
21 still talking fall -- spring. Come on.  
22 Please my frame is frozen.

1 TRUSTEE SHELTON: You've been  
2 waiting patiently to get --

3 MR. THOMPSON: Erik Thompson,  
4 Office of the Vice President.

5 We're still aiming at taking  
6 occupancy in late -- later part of this year,  
7 December, with a ribbon cutting or opening  
8 event in the spring of '15.

9 TRUSTEE SHELTON: Excuse me.  
10 Merry Christmas.

11 CHAIR BELL: Okay. Does any  
12 Trustee have any other questions? No?  
13 Barbara or Jim, you got any questions for us?

14 TRUSTEE SHELTON: You got  
15 everybody here now. It's a good time --

16 MS. JUMPER: No, sir, you all have  
17 been very --

18 CHAIR BELL: Well, you answered  
19 yes to everything.

20 MS. JUMPER: Yes, thank you. No,  
21 thank you.

22 CHAIR BELL: All right. Well, if



1           there's no other questions, we'll take a  
2           motion for adjournment.

3                       TRUSTEE SHELTON:   So moved.

4                       TRUSTEE FELTON:   Seconded.

5                       CHAIR BELL:   Motion for  
6           adjournment and seconded.   Okay.   We are  
7           hereby adjourned.

8                       Thank you, everyone, for  
9           participating.

10                      MS. JUMPER:   Thank you.

11                      CHAIR BELL:   We appreciate it.

12                      (Whereupon, at 7:27 p.m., the  
13           meeting was adjourned.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Board of Trustees Facilities  
Committee Meeting

Before: UDC

Date: Tuesday, January 7, 2014

Place: Washington, DC

was duly recorded and accurately transcribed under  
my direction; further, that said transcript is a  
true and accurate record of the proceedings.

*Neal R Gross*

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Court Reporter

**NEAL R. GROSS**

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