

CAMPUS DEVELOPMENT COMMITTEE (CDC)
MEETING MINUTES 10/22/07 (10:0AM TO 12:00PM)
ROOM 296 - MARSHALL CENTER

Meeting Commenced at 10:15am

DRAFT

In Attendance:

USF Campus Development Committee

Carl Carlucci
Linda Harper for Sarah Connelly
Guy Conway
Sandy Cooper
Adrian Cuarta
Joe Eagan
Trudie Frecker
Ron Hanke
Patricia Haynie
Sheila Holbrook
Hank Lavandera
Richard Lyttle
Jeff Mack
Bernard Mackey
Dan Powers
Billy Schmidt
J.D. Withrow

Guests:

Judith Ponticell
Scott Glaser

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1. **Welcome – Ron Hanke**

Ron Hanke opened the meeting at 10:15 a.m., and asked the Committee members and guests to introduce themselves. Mr. Hanke noted that we are meeting today to review three presentations.
2. **Approval of minutes:** A motion was made and seconded to approve the minutes from the April 2, 2007 meeting. Motion was passed unanimously.
3. **2007 Amendment 2 Tampa Campus Master Plan to Reflect 2008/2009-2012-2013 CIP:** Barbara Donerly presented the USF portion of the 2007 Amendment 2 of the Master Plan. When the Master Plan was approved in December 2006, it was based on the CIP which was submitted in August of 2006. The CIP submitted in August of 2007 contains projects that have been added, renamed and some were deleted from the previous year. In anticipation of the Educational Plant Survey in February 2008, this Amendment to the Master Plan project list will match the currently approved CIP. In order for PECO projects to receive Educational Plant Survey recommendation for first year funding, they must be included in the Master Plan.
 - A. Three documents were presented:
 - 1) The chart includes proposed square footage changes and insures no impact will be over the 10% threshold, which would affect the Campus Development Agreement (CDA) with the City of Tampa. The health area square footage usage only has an impact of 2%.
 - 2) Revisions to Table 5.1,
 - 3) CIP replacement page
 - B. Anytime the CIP is modified, we must test the changes against the Master Plan and insure that the changes do not affect the CDA.
 - C. Some projects listed in later years in the CIP that were not within the 10% CDA threshold were not included at this time but can be included in the 2010 Campus Master Plan Update with a renegotiation of the CDA if required.
 - D. There were no questions from the Committee concerning the proposal.
 - E. Motion was made and seconded to approve the update. Motion passed unanimously.
4. **Proposed HLMRC Property Sublease of Eye/ENT Facility and Related Land/Parking to be Included in Master Plan Amendment 2.** Presentation was made by Dr. Patricia Haynie on behalf of the Joint Affiliation Committee, which represents USF and Moffitt leadership.
 - A. Moffitt has been interested for many years in acquiring the Eye/ENT building (diagram presented indicating location of the building). Currently USF Health maintains the one-story portion of the building and Moffitt has the Multi-story area.
 - 1) Moffitt's Affiliation Agreement has 8 years remaining.
 - 2) Currently the Department of Interdisciplinary Oncology (DIO) faculty are USF faculty. Moffitt would like to organize similar to MD Anderson in Houston and have a free-standing entity with underlying agreements which allow for example, independent F&A funding for

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research and faculty as Moffitt employees. The faculty and Moffitt would continue to have sovereign immunity.

- 3) Moffitt would like to gain the property by sublease. The site is approximately 2.5 acres containing 59 parking spaces and one building, which would be torn down and a multi-story research building erected.
- 4) This is proposed to be a separate sublease. All provisions in the current sublease would be applicable in the proposed sublease. The lease would become effective in March 2009.

B. Special facilities would be needed for Eye/ENT to move from the current building to another location. Trustee Arnold wants CDC to review the proposal and determine if this would be the best plan/use of facilities. This topic is included in a conversation occurring in the Joint Affiliation Committee, which must be completed by October 30.

- 1) Within the Memo of Understanding (MOU) there must be a specific tie of the proposed sublease to financial support to the University.
- 2) Current \$500,000 sublease payment (including \$59,000 to Parking Services) would not continue.
- 3) Dick Beard and others on the BOT feel that any deviation from the provisions of the MOU would be an immediate breach of the sublease. A call is scheduled for Wednesday. On October 30 there will be either a Yes or No.

C. Questions and Answers:

Q: What is the duration of the sublease?

A: The sublease is for 40 years and will end with the existing sublease. The request to extend the Moffitt sublease was declined as was the proposal to include the proposed sublease in the existing sublease.

Q: In 2009 we would lose control of the property. USF gives up square footage. What is adequate and fair compensation for this loss of square footage? Is there a conversation about this?

A: The financial provisions include the transfer of resources from DIO (approximately \$18 Million as of June 30; the amount from June 30 to January 1, 2008 is not known). College of Medicine has \$1.2 Million in current faculty rate within the DIO that it would retain. The \$400,000 in rent is the only thing tied directly to the property. \$59,000 of this goes to Parking Services as an offset to the 59 spaces used for patient parking, included in the current agreement.

Q: What is the annual POM funding that will be affected?

A: There is \$420,000 in annual POM funding. As soon as the property is leased and the facility torn down, Physical Plant will incur a \$300,000 loss.

Q: Why is Moffitt asking for a sublease now. Why don't they wait for an agreement to be released?

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- A: Moffitt wants the property today to begin planning and they prefer not to wait.
- Q: What do you want the CDC to do today?
- A: Committee comment: It is unclear what the terms are, so it is hard to render judgment. There are no actual sublease details at this point. The issue should return to CDC when the lease is available and CDC will provide an opinion at that point. We need answers to the impact question. This would need to be included in the 2007 Amendment 2 Tampa Campus Master Plan, or another amendment if necessary, and more information is needed before that can occur.
- Q: Is this an information item that can be referred to ACE, since we have questions concerning the request?
- A: Committee comment: We need more information to review during another CDC meeting. CDC can recommend further study.
- Q: Are you asking that we approve the lease?
- A: Yes, with whatever list of questions are attached, so we can move forward. ACE may not accept. This is a dilemma, as it is a critical element of the agreement that the University is moving forward on. It is more logical to consider this at a later date, but it is caught up in the discussion. An option is to say that CDC listened to where Moffitt is and to come back to CDC after the October 30th meeting. However, we probably won't know by then if this is a good use of the land. There may be some answers to the financial questions.
- Q: Assuming CDC takes action to move the issue to ACE, what would ACE be asked to do?
- A: That depends on where the discussion with the Joint Affiliation is. This is just a small piece of a 26 page MOU document.
- Q: Can CDC make a recommendation?
- A: Committee comment: No, there is not enough data available to evaluate. It possibly could be an information item, not an action item. In a similar instance, the Trustees asked CDC to form a committee to study Alzheimer's before taking the issue to ACE. It was not recommended, so the item was removed from ACE agenda when CDC did not approve. CDC would require development of a Term sheet and memorandum identifying best use of the land and addressing whether this would be in the best interest of USF Health.
- Q: Is it possible to have a MOU without the lease.
- A: Not sure. Moffitt will always want more of the University property.

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D. Additional Comments: The Joint Affiliation Committee has the MOU as an action item for the December 6 meeting, so this needs to move forward in some manner. You will have to take this to UBOT; without the Term sheet the best thing CDC can do is vote "NO". In conclusion, a statement was discussed among committee members that CDC requires additional information.

E. Motion: A motion was made and seconded that Dr. Haynie will draft the statement based on the committee's discussion and circulate it to the committee for comments. Motion was approved. This statement will then be added to the ACE agenda. If the outcome of the October 30 meeting results in the land no longer being included in the discussion, Dr. Haynie will notify Ron Hanke.

5. Proposed change to Lakeland Campus Master Plan Amendment 1: Judith Ponticell presented the proposal for Amendment 1 to the USF Lakeland Campus Master Plan.

A. Table 14.1 is proposed for revision to reflect current BOG PECO funding projection. Modification to the Campus Master Plan for funding source is required per BOG conference call of last week.

B. Questions & Answers:

Q: Where is the Phase 2 piece? Is it on the unconstrained list?

A: Yes Phase I is on the BOG 3 year list and Phase II is on the 5 year list.

Q: Where is the Central Utility Plant?

A: On the original Master Plan of 2006.

C. Motion: Motion was made and seconded to approve the change to Amendment 1 of the Master Plan. Motion approved unanimously.

6. Meeting adjourned at 11:15AM.

The next meeting date will be announced at a later time.