

**MEETING OF THE
FINANCE AND INFRASTRUCTURE COMMITTEE**
Board of Regents for Higher Education
Hartford, Connecticut

Wednesday, September 6, 2017
10:00 a.m.
Regents Board Room
61 Woodland Street, Hartford, CT

Agenda

- 1. APPROVAL OF MINUTES FROM THE JUNE 7, 2017 MEETING**
- 2. INFORMATION ITEMS**
 - A. CSCU 2020 Update
 - B. Lease/License/MOU space update
- 3. ACTION ITEMS**
 - A. FY 2018 Budget/Spending Plan for CSCU
 - B. Change in Drop Policy CCC
 - C. Gas Line Easement to Eversource at WCSU
 - D. New Haven's 21st Century Strong Magnet School & SCSU Lab

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ITEM

New Haven’s 21st Century Strong Magnet School & SCSU Lab (Land Lease Agreement to the City of New Haven at SCSU)

BACKGROUND

Efforts of Southern’s School of Education include an ongoing educational partnership with the City of New Haven’s Strong 21st Century Communications Magnet and SCSU Lab School. The partnership provides higher education students and staff with learning, mentoring, teaching and fieldwork opportunities that traditional classroom work cannot provide. The development of this program includes an opportunity to host a new facility for the magnet school at Southern’s campus.

ANALYSIS

Southern’s School of Education has promoted long-term goals for integration of portions of their academic program with a Magnet School. This type of integration benefits Southern’s students and staff in addition to the local community. This goal is recognized within the campus land and space planning study, Southern’s Facilities Master Plan, with a site designated for a kindergarten through fourth grade school (K-4). Southern’s ongoing relationship with New Haven’s Strong 21st Century Communications Magnet and SCSU Lab School, currently located at Orchard St. in New Haven has nurtured that opportunity. The mission of this pre K-4 school is STEM infused with a project based learning approach that prepares young students to utilize digital media, global technologies, and other languages to communicate effectively in an evolving world. Since 2013, Southern’s partnership with the Strong Magnet and SCSU Lab School enhance the university learning and education experience through higher education’s support of young students as part of a dynamic learning environment.

The City of New Haven and Southern have collaborated to better develop the Strong Magnet and SCSU Lab School program that includes expanding Southern’s Magnet School involvement. Proposed expansion efforts are both physical and academic in nature. Academic expansion is outlined in an MOU between Southern and the New Haven Board of Education. Final approval of the MOU is pending Academic and Student Affairs Committee approval. Major academic components in the MOU include:

- The placement of higher ed. students for fieldwork, student teaching, internships, mentoring and volunteer work.
- Collaborative professional development.
- Collaborative research and grants.
- Collaborative implementation of best practices.
- Planned collaborative use of facilities and equipment.

For long-term academic continuity and partnership preservation, a Strong Magnet and SCSU Lab School oversight committee of 12 members will be established. Southern will occupy five of the twelve committee appointments.

Master Plan development of Southern’s West Campus is strongly linked to the School of Education. West Campus projected physical enhancements includes a 110,000 gross square foot new School of Education/Classroom Building (not currently funded), a future Early Childhood Education Center for childcare (not currently funded) and a K-4 school. Both the Childhood Education Center and K-4 school would have an education curriculum linked to the School of Education. The current pre K-4 proposed Magnet School would be constructed on the southwest campus end of Farnham Avenue. The proposed building site is nonessential parking lot P-9 at the outskirts of the campus that was replaced by Southern’s

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new centrally located 1,200 vehicle parking garage. The 3.6-acre school site will be separated from the campus with an ornamental fence. The school bus drop off/pickup zone will be designed to not impede on Southern’s operations. Magnet School parking will be dedicated to .7 acres and 52 parking spaces in parking lot P-8 at the southeast end of Farnham Avenue. As part of a 20-year \$1.00 per year lease agreement, the City of New Haven will be allowed to occupy, develop and operate the school facility at the proposed P-8 and P-9 sites. The on-campus location will allow ease in proximity for Southern’s ongoing involvement, establish Southern’s academic stake by hosting an on-campus public school and embrace education with the local community. All operating expenses and maintenance of the magnet school will be funded by the City of New Haven. All school security will be the responsibility of the City of New Haven. First responders for emergencies and general police assistance will be the New Haven Police.

The City of New Haven has proceeded to set the groundwork for this program. They have applied for and received State Board of Education grant fund approval for the design and construction of the proposed school. The planned facility of approximately 70,000 square feet has a total project budget of \$45,000,000. Southern’s academic staff have been integrated in the design phase to assure collaboration starts from the planning stage as well as Southern’s Facility Department oversight to assure the design remains sensitive to Southern’s campus.

Requested of the Finance Committee is approval for the CSCU to execute a land lease that allows the City of New Haven to develop, construct and operate at their expense the New Haven Strong 21st Century Communications Magnet and SCSU Lab School. This approval is contingent on the Academic and Student Affairs Committee MOU approval and the Office of the State Attorney General land lease agreement approval.

RECOMMENDATION

Approve executing a 20-year land lease at \$1.00 per year with the City of New Haven that allows New Haven to develop, construct and operate the Strong 21st Century Communications Magnet and SCSU Lab School on Southern’s campus at no cost to the CSCU. Finance Committee approval is contingent on approvals listed above.

9/06/17 Finance and Infrastructure Committee
9/19/17 Board of Regents

RESOLUTION

concerning

A LAND LEASE TO THE CITY OF NEW HAVEN
AT
SOUTHERN CONNECTICUT STATE UNIVERSITY
September 19, 2017

- WHEREAS, Southern and their School of Education have promoted long-term goals for integrating portions of their academic program into an elementary school; and
- WHEREAS, Southern has an ongoing relationship with New Haven's Strong 21st Century Communications Magnet and SCSU Lab School; and
- WHEREAS, The City of New Haven has applied for and received grant funding from the State Board of Education for the design and construction of a new Strong 21st Century Communications Magnet and SCSU Lab School; and
- WHEREAS, The new Strong 21st Century Communications Magnet and SCSU Lab School will be located on Southern's campus under a 20-year lease agreement for \$1.00 per year; and
- WHEREAS, Development, construction and operating expenses for the new Strong 21st Century Communications Magnet and SCSU Lab School will be at no cost to the CSCU; and
- WHEREAS, Southern's involvement with the Strong 21st Century Communications Magnet School will provide placement of higher ed. students for field work, student teaching, internships, mentoring and volunteer work; collaborate for professional development; collaborate on research and grants and implement best practices.
- RESOLVED, The BOR will allow a 20-year land lease agreement at Southern to the City of New Haven for the new Strong 21st Century Communications Magnet and SCSU Lab School, pending Academic and Student Affairs approval, with BOR affirmation, of the MOU between Southern and the New Haven Board of Education.

A Certified Copy:

Erin A. Fitzgerald
Secretary