

**UNIVERSITY OF MINNESOTA  
BOARD OF REGENTS**

**Presidential Performance Review Committee  
June 27, 2016**

A meeting of the Presidential Performance Review Committee of the Board of Regents reconvened in public session on Monday, June 27, 2016 at 3:45 p.m., in 600 McNamara Alumni Center.

Regents present: Dean Johnson, presiding; Laura Brod and David McMillan. All by phone.

Staff present: Deputy Director Sarah Dirksen.

**RESOLUTION TO CONDUCT NON-PUBLIC MEETING  
OF THE PRESIDENTIAL PERFORMANCE REVIEW COMMITTEE**

A motion was made and seconded that the following resolution be adopted:

RESOLVED, that as provided by Minnesota Statute 13D.05, Subd. 3(a), a non-public meeting of the Presidential Performance Review Committee of the Board of Regents will reconvene on Monday, June 27, 2016 at 3:45 p.m., in the Office of the Board of Regents, 600 McNamara Alumni Center, 200 Oak Street, SE, Minneapolis,

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**Presidential Performance Review Committee  
July 5, 2016**

A meeting of the Presidential Performance Review Committee of the Board of Regents reconvened in public session on Tuesday, July 5, 2016 at 6:22 p.m., in the Heritage Room at the Minneapolis Club, 729 2

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**Facilities, Planning & Operations Committee  
July 6, 2016**

A meeting of the Facilities, Planning & Operations Committee of the Board of Regents was held on Wednesday, July 6, 2016 at 10:00 a.m. in the West Committee Room, 600 McNamara Alumni Center.

Regents present: David McMillan, presiding; Thomas Anderson, Thomas Devine, Dean Johnson, Peggy Lucas, and Darrin Rosha.

evaluate potential historic buildings near the light rail line. The Education Sciences Building and the Washington Avenue pedestrian bridge were identified for possible inclusion as well. McMillan asked how this process impacts the University's autonomy. MacKenzie responded that state statute calls on the University to cooperate with SHPO, but the type of cooperation is not clearly defined. As with the Tate example, MacKenzie asserted that the administration attempts to work with SHPO if the goals are aligned. Wheelock added that federal and state funding are also inducements for the University to cooperate.

Regent Lucas commented that the provisions sound onerous, but offered that she had worked through the process on a number of projects and that it is worth it. She observed that each building saved had become a positive example of historic preservation.

Regent Devine offered that he had extensive experience with this process given the many fraternity houses on the Twin Cities campus that had been identified by the City of Minneapolis as historic. He wondered about the best way to determine which historic buildings are repurposed and which should be torn down, citing the Mayo Building on the Twin Cities campus as an example. Wheelock responded that the historic nature of a building is only one component of the analysis used to determine targeted buildings for renovation. MacKenzie added that the building's potential adaptation to a current or future program need is critical. The federal criteria are also considered, along with a building's location within a historic place.

Regent Rosha asked about treatment of the University's historic landscapes, most prominently Northrop Mall. He noted he was glad to hear that historic preservation is not the overriding factor in determining if a building should be renovated. He expressed his view that historic designation can be used as a strategic negotiating chip depending on the goal. He asked if policy guides the treatment of a historic building that is eligible for the NRHP; if not, he indicated that his analysis of these types of projects would be made more difficult.

MacKenzie responded that the historic use of a building is one of the determining criteria for preservation. She cited the challenge on the University's side in finding a smaller program building to house the Center for the Study of the History of the University of Minnesota. She noted that the University has a long history of preserving historic buildings and that the University is committed to preserving historic buildings and landscapes. She noted that the University is committed to preserving historic buildings and landscapes. She noted that the University is committed to preserving historic buildings and landscapes.

- Demolish and build new.

Wheelock stated that it is the administration's

## **REAL ESTATE TRANSACTIONS**

The President recommends that the appropriate administrative officers receive the authorization to execute a five-year lease for the University's use of all apartment units in the student housing development known as Keeler Apartments located at 317 17th Avenue SE, Minneapolis.

Weinberg explained the real estate transaction as follows:

- Keeler Apartments, located at 317 17th Avenue SE, Minneapolis, will provide 164 student housing beds in 44 furnished apartment units. The leased premises will consist of the following:
  - a) First Floor: Office for the on-site residential life manager, security/reception desk, mail boxes, community/recreation space;
  - b) Floors 2 through 5: 44 furnished apartment units (forty 4-bedroom and four 1-bedroom), with maximum occupancy of 164 student beds; and
  - c) Use of all building common areas including a Lower Level bicycle storage area.
- The lease will not include the portion of the building (10,000 square feet of office space) that is leased long-term by the landlord to the University Episcopal Center, and subleased to the University for occupancy by Global Programs and Strategy Alliance (formerly known as the Office of International Programs) through April 30 2018, with renewal options to potentially continue the sublease through April 30, 2043.
- Basis for the Request: Weinberg noted that the basis was the same as the Radius at 15th Avenue master lease.
- Details of Transaction: The lease of the subject property will commence on August 30, 2017 and continue through August 27, 2022. The University is also granted two (2) successive options to extend the Term of the lease for three (3) years each, which would potentially extend the lease through August 27, 2028. The University will have early access to the leased premises in mid- August 2017 for the move-in of approximately 4 Housing and Residential Life staff. The bedrooms are currently furnished and the Landlord will provide additional furnishings consisting of a couch, chair, coffee table, and end table in the common areas of all units at Landlord's cost. Landlord will also construct an informational/security desk within the front lobby at Landlord's cost. Effective August 30, 2017, annual rent for the 44 apartments will be \$1{ap)((-4(i)-7.e.8(n)-4.7(st)-7.6(r)-7.70.002 T( )0.7(a)7.6(t)0.5( )0.75s)-Iv0.7(al)-3.





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A copy of the Report of the President is on file in the Board Office.

### **REPORT OF THE CHAIR**

Chair Johnson reported on the work of the Presidential Performance Review Committee and commended President Kaler for his strong leadership this year and over the past five years. He acknowledged some challenges but



other alumni associations revealed UMAA was far behind its peers. Lewis added that the services offered to alumni has also increased, which was an additional justification for the increase in

means that the University is walking away from its relationship with Fairview. She emphasized that existing agreements will be honored and that patient care will not suffer.

Regent Simmons reported on the activity of the Board's informal work group. She emphasized that the negotiation process is important to the University and the state in providing access to quality health care. She noted that the work group supports the motion for termination of the letter of intent.

Regent Brod remarked that evaluating a relationship with Fairview beyond the current agreement is prudent. She expressed hope for an evaluation of other options as well. She noted the continued commitment to the medical school and to health care services. Brod moved to approve the resolution. The motion was seconded.

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In response to a question from Regent Hsu, Daniels noted that termination of the letter of intent does not mean negotiations with Fairview are permanently tabled. She clarified that the UMP termination was due predominantly to terms of exclusivity that would prohibit the









b. A prefrd 8.281-14.9(016)-7n5(r)--i



**UNIVERSITY OF MINNESOTA  
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**Litigation Review Committee  
August 8, 2016**

A meeting of the Litigation Review Committee of the Board of Regents was held on Monday, August 8, 2016 at 3:00 p.m. in the East Committee Room, 600 McNamara Alumni Center.

Regents present: Thomas Devine, presiding; Thomas Anderson, Linda Cohen, Michael Hsu, Dean Johnson, David McMillan, and Darrin Rosha.

Staff present: Vice President Brian Herman; General Counsel William Donohue; and Deputy Director Sarah Dirksen.

Others present: Amy Phenix and Brian Slovut.

The meeting convened in public session at 3:00 p.m.

**RESOLUTION TO CONDUCT NON-PUBLIC MEETING  
OF THE LITIGATION REVIEW COMMITTEE**

A motion was made and seconded that the following resolution be adopted:

WHEREAS, based on advice of the General Counsel, the Board of Regents Litigation Review Committee has balanced the purposes served by the Open Meeting Law and by the attorney-client privilege, and determined that there is a need for absolute