

Board Meeting  
January 19, 2006

ROLL CALL

LEASE OF SPACE FOR POLICE TRAINING INSTITUTE (PTI), URBANA

**Action:** Authorization to Execute a Lease Agreement with University Court Apartments for Housing of PTI Students at 1107 South Fourth Street, Champaign

**Funding:** Institutional Funds

The Chancellor at Urbana recommends that the University lease University Court Apartments for 33 apartment units containing 129 bedrooms located at 1107 South Fourth Street, Champaign, Illinois. The apartment units will house Police Training Institute (PTI) students.

The proposed lease will commence on August 11, 2006. The lease term will be for a single-year with three one-year renewal options. The annual rent for the first year will be \$426,624 which includes phone service, parking, and cleaning. The rent will increase three percent annually during the option terms. The lease is subject to University termination and the availability of funds.

The landlord, University Court Apartments, was selected based upon their low bid proposal. They were one of three bidders responding to a recent procurement action in compliance with the provisions of the Illinois Procurement Code. University

Court Apartments is the current contractor to PTI for housing under a similar agreement expiring on August 10, 2006.

Funds are available in the Fiscal Year 2006 institutional funds operating budget of PTI. Funds for subsequent fiscal years will be included in PTI's institutional funds operating budget authorization requests submitted to the Board of Trustees.

The board action recommended in this item complies in all material respects with applicable State and federal laws, University of Illinois *Statutes*, *The General Rules Concerning University Organization and Procedure*, and Board of Trustees policies and directives.

The Vice President for Administration concurs.

The President of the University recommends approval.